



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice December 15, 2025

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to cricker@town.arlington.ma.us by Monday, December 15, 2025, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Monday, December 15, 2025, at 10:00 am. Please note that all times are estimates; individual agenda items may occur earlier or later than the time noted.

The Arlington Redevelopment Board will meet Monday, December 15, 2025 at 7:00 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

1. Review Meeting Minutes

7:00 pm Review minutes from November 17 and December 1, 2025

2. Discussion of 1306-1308 Massachusetts Ave

7:05 pm Discussion of Farina Roofing's boarded-up windows

3. Public Hearing: Docket 3869, 1513-1515 and 1517-1519 Massachusetts Ave

7:25 pm Special Permit hearing (continued from November 10)

4. Public Hearing: Docket 3866 18 Grafton St

8:10 pm Site Plan Review hearing (continued from November 10)

5. Public Hearing: Docket 3879, 26 Dudley St

8:55 pm Special Permit hearing

6. Public Hearing: Reopening of Docket 3673, 455 Massachusetts Ave

9:40 pm Special Permit hearing

7. Open Forum

10:25 pm Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made, the night of the presentation. There is a three-minute time limit to present a concern or request.

8. New Business

10:35 pm

9. Adjourn

10:45 pm



Town of Arlington, Massachusetts

Review Meeting Minutes

Summary:

7:00 pm Review minutes from November 17 and December 1, 2025

ATTACHMENTS:

Type	File Name	Description
▣ Meeting Minute (draft)	11172025_DRAFT_Minutes_Redevelopment_Board.pdf	11172025 DRAFT Minutes Redevelopment Board
▣ Meeting Minute (draft)	12012025_DRAFT_Minutes_Redevelopment_Board.pdf	12012025 DRAFT Minutes Redevelopment Board

Arlington Redevelopment Board
Monday, November 17, 2025, at 7:30 PM
Community Center, Main Hall
27 Maple Street, Arlington, MA 02476
Meeting Minutes

This meeting was recorded by ACMI.

PRESENT: Rachel Zsebery (Chair), Eugene Benson, Shaina Korman-Houston, Kin Lau, Stephen Revilak

STAFF: Claire Ricker, Director of Planning and Community Development; Sarah Suarez, Assistant Director of Planning and Community Development

The Chair called the meeting of the Board to order.

The Chair opened with **Agenda Item 1 – Review Meeting Minutes.**

October 19, 2025 – The Chair made one change to the minutes. The Chair requested a motion to approve the minutes as amended. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 2 – Public Hearing: Docket #3862, 126 Broadway (continued from October 20, 2025).**

Ms. Ricker explained that the applicant proposes to demolish an existing two-family dwelling and detached garage and construct a five-story mixed-use building with an approximately 1,400 square-foot commercial unit and residential parking on the ground floor, and fourteen (14) residential units above, on the property located at 126 Broadway, Arlington, MA, in the Residential Two-Family District and Massachusetts Avenue/Broadway Multi-Family Housing Overlay District, which the applicant has elected to apply. The proposal provides three (3) affordable housing units, five (5) residential parking spaces including one space with room for a 5-foot ADA access aisle, and 22 long-term bicycle parking spaces.

The applicant was represented by architect Tim Johnson and attorney Michael Cabral. Mr. Johnson explained the changes that have been made in response to the Board's comments at prior meetings:

- The landscape architect has spoken with the Tree Warden, and they have agreed that the new tree on Broadway will be a *Crataegus crus-galli*, which is a species that does not exceed 30 feet. Along Everett Street, the new tree will be a *Nyssa Sylvatica* wildfire.
- The applicant is proposing landscaping as a buffer around the transformer.
- The building aesthetics have been changed to reflect the neighborhood, including a prominent cornice, cornerboard and water tables, divided lights in the windows, two-to-one ratio proportion, lap siding, open railings, and historical colors.
- The entrance to the commercial space includes increased glazing, and a sign band has been added above the entrance.
- They have submitted a revised solar assessment, proposing 37 solar panels.
- They have replaced the glass block on the side of the open garage with louvered openings to allude to shutters.

The Chair asked what type of business the commercial space will be marketed for, because that could affect the design. Mr. Cabral replied that the owner has not decided but would be open to any use allowed in the bylaw. The owner has engaged real estate advisors and is working with the Town's Economic Development Coordinator. Mr. Johnson said that a shaft directly from the commercial space to the roof will be provided.

The Chair asked what materials would be used around the headhouses and elevator shaft on the roof. Mr. Johnson replied that it would be fiber cement panels painted black. The Chair said that she would prefer to see those materials

match the façade language of the upper stories. She also said that some sort of screening would be more appropriate than industrial aluminum venting at the openings to the garage.

The Chair said that in reviewing the bylaw, she believes that in order to meet the requirements of the bylaw regarding the affordable housing required for a bonus floor, the applicant would need to provide four affordable units. The requirement in Section 8.2.3 is to exceed the threshold, which in this case is at least 22.5% of the units. The proposal of three affordable units out of a total of 14 units is only 21.4%.

Mr. Lau said that the elevations show no fenestration in the back of the recessed balconies, so the material appears to be a flat wall of one solid color. Mr. Johnson replied that they intend to use 2- to 4-inch-high horizontal lines with exposed fasteners, painted with a historical color. Mr. Lau said that he would prefer to see some sort of patterning or detail so that they are not flat, monochromatic walls.

Mr. Lau said that the cornices should turn the corners into the recesses, so they do not look sliced off at those places. He also asked that the parapet be deleted, so that the building is a little shorter. He suggested reducing the frieze band and cornice slightly. Mr. Johnson said that the Board asked that the first-floor height be increased, which they did, and they also lowered the other floors by one foot, reducing the overall height of the building from 50' to 48'. The cornice sits two feet above the roof plate, bringing the building to 50', which was the original submission. Mr. Lau said that he appreciates their changes, but he would still like to see the building be somewhat smaller. He also agreed with the Chair that the colors on the headhouses and roof fencing should be lightened.

Mr. Lau asked if they need stairs going onto the roof, or if a roof hatch would be sufficient, as that would eliminate one of the headhouses. Mr. Johnson said that he would look at the code to see if a staircase to the roof is required. Mr. Lau said that if it is not a publicly occupied space, he does not think a staircase is required.

Mr. Lau said that windows with aluminum frames but no glass would be better than the louvers on the side of the garage. The louvers make it appear that some sort of exhaust is coming out onto the street.

Ms. Korman-Houston expressed concerns about the commercial storefront. She appreciates the revised entryway and signage, but the windows still look residential. She would prefer plate glass windows or at least removing the mullions so that it has more of a commercial look.

Ms. Korman-Houston said that she would like to see details about the plans for the landscaped transformer screening.

Mr. Benson said that it appears that less than 50% of the total roof would be covered with solar panels. Mr. Cabral said that fire safety regulations require that solar panels are set back three feet from the edges. The mechanical equipment, headhouses, condensers, and venting all require space. The solar panels cover more than 50% of the usable space on the roof. Mr. Benson said that the bylaws require 50% coverage of the entire roof area. The applicant would need to request a reduction if they cannot achieve that.

Mr. Benson noted that the Transportation Demand Management (TDM) plan indicates that each parking space would be \$175 per month. He asked if the applicant has checked with the state to see if it is allowable to charge tenants in affordable units an additional amount for parking. Mr. Cabral replied that they have not, but if the parking is unbundled from the rent, it is more like an amenity which tenants can choose to pay for or not, rather than being considered a part of the rental unit. Mr. Benson said that he could not determine what the state requirements are, and he thinks that they need a ruling from the state on whether it is allowable to charge affordable unit tenants for parking. Ms. Korman-Houston said that tax-credit affordable units generally can charge for parking, while state public housing cannot. There is no state regulation regarding inclusionary units, so there may not be clear guidance from the state. Mr. Benson said that he will contact the state for clarification.

Mr. Benson noted that a two-bedroom affordable unit is required to be at least 900 square feet, and the unit they have proposed is 861 square feet. The applicant will either need to approach EOHLC for approval of that unit or reconfigure the interior units.

Mr. Benson agreed that it would be better for the headhouses to be a lighter color. He does not think that the cornice needs to be lowered.

Mr. Revilak asked what kinds of businesses have expressed interest in the commercial space. Mr. Cabral replied that they have gotten interest from some retail and a café.

The Chair opened the floor to public comment, noting that it would continue until 9:10 pm:

- Adam Lane, 77 Grafton St – He thinks that the revised colors are better, but now they don't work as well with the first floor. It looks like the treatment of the recesses will be more contemporary, which doesn't work as well with the more traditional look of the rest of the exterior. He does not think that the cornices need to go into the fourth-floor recesses, because it will create a crowded feel. The building is still too large for the site. If they cannot meet the threshold of four affordable units, the height of the building should be reduced.
- Joanne Cullinane, 69 Newland Rd – She wrote a letter with 141 signatures included with this meeting's agenda. She looked at the bylaw regarding the MBTA Communities Overlay Districts; a fifth-floor bonus is allowed "if at least 22.5% of the total of all units are affordable." The developer is seeking to have 3 out of 14 units be affordable, which is only 21.4%. The original MBTA Communities Act required only that 10% of the units to be affordable, but Arlington petitioned the state to allow us to apply our existing inclusionary zoning of 15%. The section of the bylaw that governs the inclusionary zoning requirements for developments of six or more units applies to MBTA Communities developments that do not seek to apply bonuses. Bonuses have a different set of rules and were addressed separately within the bylaw, because bonuses are concessions that go above and beyond what is allowed by the base MBTA zoning, such as more floors and less open space.
- Susan Stamps, 39 Grafton St – She is in favor of this project, but she thinks there are a few problems. Three affordable units does not meet the threshold of at least 22.5% of all units. At the prior meeting, Mr. Revilak said that the formula for calculating affordable units in Section 8.2 applies, but there are significant differences between that portion of the bylaw and the bonus provisions. The bonus provisions say "at least" 22.5%, and they do not include a formula for calculation. She thinks that the ground floor parking area should be considered as part of the square footage of the ground floor for the purpose of determining whether the commercial space constitutes 60% of the ground floor. The proposed commercial space does not constitute 60% of the ground floor with the entire building footprint, including parking, so the project should not be allowed a 0-foot setback.
- Marina Popova, 255 Ridge St – The ground floor should be counted as everything under the second floor. If parking areas are not included, the entire ground floor could be parking, with no commercial space at all, but the project could still be allowed a 0-foot setback bonus. The goal of the 60% requirement is to create a vibrant commercial space that businesses will actually want to use, which is not possible if we allow tiny spaces to count as 60% of the ground floor. The 0-foot setback bonus is not deserved if the development will not create a vibrant commercial space.
- Joe Pinchiaro, 74 Oxford St – He saw in the minutes of a previous meeting that the Board is seeking funding to address the fact that Arlington has one of the most complex zoning bylaws in the inner core towns and cities around Boston. He does not think it requires funding to address that issue; the Board could simply interpret the affordable housing bonus clearly, without applying a rounding rule not in the bylaw. Three members of the Board were on the MBTA Communities Working Group that proposed the 22.5% threshold, which was meant to serve as an incentive to create affordable housing. This is the first time a fifth-floor bonus is being requested, so it is an important precedent for the whole town. If the Board fails to apply the simple math, it will increase the lack of trust people have in the Town's institutions. It is clear that 3 divided by 14 is not at least 22.5%.
- Gary Goldsmith, 91 Beverly Rd – Commercial space is desperately needed and in short supply in Arlington. It would be a mistake to fail to take every opportunity to provide it. Mixed-use has gotten a bad reputation, because the commercial spaces built as part of mixed-use projects that replace fully commercial buildings are generally smaller, less visible, and less usable. Having a small commercial space in this project would continue that process. Basing the amount of commercial space required on the area of the ground floor minus parking spaces does not make sense, because the more parking added to the project, the smaller the commercial space could be. It is a bad precedent, because it offers developers an opportunity to get bonuses without creating something useful for the Town.

At 9:10 pm, the Chair closed the floor.

Mr. Benson said that zoning drives what architecture ends up looking like. If the Board allows 60% of the ground floor to be calculated without parking that is within the footprint of the building, under the second floor, that will drive more

buildings to add parking to the ground floor. He does not think that the Town should encourage more buildings that take up the bulk of the ground floor with parking. The state building code considers the entire area underneath the second floor to be part of the ground floor. He also noted that if the Board decides that the commercial space as currently configured constitutes 60% of the ground floor, the developer is allowed a fifth-floor bonus and no front setback, regardless of whether they meet the requirements for a bonus based on affordable housing.

Mr. Revilak said that historically, with mixed-use developments, the Board has grappled with what the size of commercial units should be. When the Board was working on the bonus provision, one of the objectives was to test a constraint outside of the business districts, to see if mixed-use development could be incentivized in residential districts. He thinks that parking should not be counted as part of the ground floor, because the bylaw explicitly excludes parking from the calculation of Gross Floor Area (GFA), and it seems inconsistent to include it in this instance.

Ms. Korman-Houston agreed with Mr. Revilak. If the Board finds itself unable to agree on this issue, she suggested seeking an opinion from Town Counsel Michael Cunningham.

Mr. Lau also agreed with Mr. Revilak. In addition, the Definitions section of the zoning bylaw defines a building as “A combination of any materials, whether portable or fixed, having a roof, enclosed within exterior walls or fire walls, built to form a structure for the shelter of persons, animals or property.” By that definition, open parking is not part of a building.

Mr. Benson noted that the bonus provision of the MBTA Communities bylaw does not use the phrase “Gross Floor Area.” It refers to the “ground floor,” which means something different. It could have been written to explicitly refer to GFA, but it was not.

The Chair agreed with Mr. Benson and thinks that the 60% commercial space requirement should be calculated based on the entire area under the second floor, including parking. However, because three members of the Board believe that the proposed commercial space meets the 60% requirement, the Board will move forward on the assumption that the fifth-floor bonus and the 0-foot setback bonus will be approved.

The Chair agreed that if the fifth-floor bonus is approved on the basis of the 60% commercial space requirement, the issue of the number of affordable units is moot in this case. However, she thinks that the Board should discuss the issue, as it is likely to come up again in future projects. After the last meeting, she re-read the bylaw, and she believes that the phrase “at least 22.5%” should be interpreted to mean that rounding down is not allowed; any percentage of affordable units lower than 22.5% does not merit a bonus floor. The MBTA Communities bylaw deliberately set a high threshold so that a bonus could only be earned by providing something of value to the Town.

Mr. Lau said that Section 8.2.3 of the zoning bylaw allows rounding: “In determining the total number of affordable units required, calculation of a fractional unit of 0.5 or more shall be rounded up to the next whole number.” In this case, 22.5% of 14 total units is 3.15, which would round down to 3. The overlay district does not supersede the rest of the zoning bylaw.

Ms. Korman-Houston said that she agrees with the Chair.

Mr. Benson said that he believes that the required number of affordable units in the MBMF Overlay District can be rounded down. Section 5.8.4.E(2) says “In the MBMF Overlay District, one additional story may be added if the total percentage of affordable units exceeds the requirements in Section 8.2.3 Requirements of this Bylaw for a total of at least 22.5% of all units.” Section 5.8.4.G says, “Section 8.2 of this Bylaw, Affordable Housing Requirements, shall apply to any development under Section 5.8 of this Bylaw containing six or more dwelling units.” Because Section 5.8 explicitly refers to Section 8.2.3, which says that a fraction of a unit should be rounded up if it is 0.5 or above and rounded down otherwise, that is the appropriate calculation to apply for the MBMF additional story bonus. Disallowing rounding down would incentivize developers to reduce the overall number of units so as to reduce the required number of affordable units, which is the opposite of what the Town wants.

Mr. Revilak agreed with Mr. Benson. The bonus requirement is intended to require 50% more affordable units than the basic inclusionary zoning requirement. Under Arlington’s standard inclusionary zoning, a 14-unit building would require

2 affordable units, so it makes sense that under the 50% higher standard for a bonus floor, they would need to provide 3 affordable units.

The Chair replied that the specificity of the bonus requirement in Section 5.8.4.E(2) overrides section 5.8.4.G, which refers to units in the MBTA Communities district that are not seeking a bonus.

Mr. Revilak noted that the bonus provision in 5.8.4.E(2) also refers to Section 8.2.3, so even if 5.8.4.G does not override the bonus provision, it still makes sense to calculate using the provision for rounding down. He understands the phrase “at least” as indicating that the standard inclusionary percentage of 15% in Section 8.2.3 must be exceeded, not as requiring a different method of calculation from 8.2.3. The Chair said that she understands the phrase “at least” more literally, as not allowing rounding.

Mr. Benson asked Mr. Lau for clarification about his thoughts on reducing the size of the cornice. Mr. Lau said that the frieze board is quite deep. If the scale of the dental moldings is reduced, the cornice could be lowered and look slightly less heavy. Mr. Lau also said that where the roof turns into the recessed openings, the cornice could stop short and miter and return into the wall, so the recess itself would not have a cornice, but the cornices would not look sliced off.

The Chair said that she does not have a concern with the heaviness of the cornice. It could be reduced slightly, but a building of this scale requires a certain heft, which the cornice helps provide. She agreed with Mr. Lau that the cornice currently looks sliced off. She said that the cornice either needs to be fully returned into the recess or at a minimum turn the corner, as Mr. Lau suggested.

The Chair said that the modern treatment with exposed fasteners of the yellow paneling in the recesses is not in keeping with the other traditional building materials in the rest of the building. She also thinks that the brick of the first floor looks too dark with the lighter colors above, and she would like the developer to consider a lighter brick. She would like to see a materials board to more clearly understand exactly what the various colors are.

Mr. Revilak said that he thinks using the clapboard in the recessed balconies would fit better with the overall siding. He agreed with the Chair that the first-floor brick is a little dark. He also agreed with Ms. Korman-Houston about removing the mullions from the windows on the front façade, so that it looks more like commercial plate glass windows.

The Chair asked the Board if they have concerns with the parking reduction now that a TDM has been provided. Mr. Revilak said that the applicant has proposed four TDM measures, but one of them is providing covered bicycle parking, which is already required, so he does not think that it counts as a TDM measure. However, he is satisfied with the remaining three TDM measures, and the bylaw only requires three.

Mr. Benson agreed that the three TDM measures proposed were appropriate to approve a reduction in parking, but that does not mean that the Board has to approve the full reduction requested. He is concerned about having only 5 parking spaces for 14 units, 6 of which are two-bedroom units. His experience is that residents of two-bedroom units are more likely to want at least one car than residents of one-bedroom units.

Ms. Korman-Houston said that a reduction to only five parking spaces is quite aggressive, but she is okay with it, especially given the magnitude of the proposed payment for parking. She would prefer it if the applicant were able to include one more parking space, but she will accept five.

Mr. Lau said that he is okay with five parking spaces. He noted that the Board approved a development on Park Ave Extension a few years ago with a significant parking reduction. There was concern that the residents would park on the neighboring streets, but there have been no complaints, and the parking lot is often not full. Many people are gravitating toward public transportation and other forms of transit.

The Chair summarized items for the applicant to address:

- Either propose 50% solar coverage of the entire roof area or request a reduction of the 50% solar roof requirement, including an explanation of why it is not feasible.
- Review the requirements for the size of the affordable two-bedroom unit.
- Review the coloration of the first-floor brick and provide a sample board.
- Return the cornice into the recess and ensure that it has a point of return.

- Provide plans showing a shaft from the commercial space to the roof.
- Provide more detail on the screening for the transformer on Everett St.
- Change the headhouse screening to align with the upper story paint colors.
- Consider removing the headhouse stair to reduce the overall massing of the building, after reviewing the requirements of the building code.
- Review the size of the parapet.
- Look at a new treatment for the side openings into the parking area, rather than industrial aluminum vent.
- Replace the residential windows at the commercial space with commercial storefront windows.
- Replace the cement panel finish proposed for the recesses with a more appropriate finish.

Mr. Cabral asked if open windows to the parking area would be acceptable. The Chair replied that she would prefer a screen, especially since trash and recycling will be stored there, but the industrial louver is not appropriate. Ms. Korman-Houston and Mr. Revilak agreed that a screen would be appropriate, perhaps something decorative but allowing air flow.

The Chair asked for a motion to continue the public hearing for Docket 3862, 126 Broadway, to January 12, 2026. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 3 – Public Hearing: Docket #3857, 225 Broadway (continued from October 20, 2025).**

Ms. Ricker explained that the applicant proposes to demolish an existing two-family dwelling and construct a multi-family dwelling with four units. 225 Broadway is in the R2 Residential District and the Mass Ave/Broadway Multi-Family (MBMF) Housing Overlay District. The applicant has submitted updated plans and drawings, a solar assessment, and a list of items that the Board previously asked to be addressed.

The applicant was represented by attorney Ronald Dardeno and developer Anthony Pasciuto. The architect was unable to attend due to a family emergency. Mr. Dardeno explained that the project proposes four new dwelling units, each with a parking space. The project is zoning compliant. The property is situated along a stretch of Broadway that contains primarily 2.5- to 3-story multi-family homes, and the project is designed to blend in with the abutting properties through the use of recognizable materials and a mansard roof, which makes the building feel more like a 3.5-story structure rather than 4 stories. The project provides a landscape buffer along Broadway and shields parked cars by placing them at the rear of the property.

Mr. Dardeno addressed comments made by the Board at the previous meeting:

- The front porch on the previous plans extended into the front setback. The redesigned front porch has been altered so that 22 square feet project into the setback, under the maximum of 25 square feet.
- Long-term bicycle storage must be enclosed, but the previous design had exterior bike racks. The revised design has added a bicycle enclosure at the rear of the building at grade level, off the parking area. Each space is 2x6 feet.
- Snow storage areas have been identified behind the rear parking spaces, as well as the open spaces adjacent to the far-right parking space and the landscaped area on the left side. The total square footage for snow storage is 220 square feet. The landscape architect has verified that the plants in the landscaped area are hardy enough to handle having snow dumped on them. Snow services will be handled by a private third-party hired by management and the condominium association.
- The revised plans show that the lift will have access to the basement, which is the lower level of Unit 1, as well as the lobby level and the first floor of Unit 1.
- The revised plans allow a 5-foot strip adjacent to one of the parking spaces, so it could be used as an accessible space.
- The Board asked to see changes made to the exterior of the fourth floor so that it fits better into the neighborhood. The previous design had dark fiber cement panels on the fourth floor. The updated version has a mansard-style roof. This sets the fourth floor back approximately 18" on all four sides. The windows are set in

dormers that pierce the mansard roof. This treatment lessens the mass along the street and defines the top floor as a roof while maintaining habitable space.

- The applicant has engaged Revision Energy to assess the proposed roof for solar. The assessment indicated that installation of 33 solar panels would generate an estimated 16,992 kilowatts annually. The solar array is set back 3 feet from the roof edge and uses all available space not allocated for mechanical equipment.
- The Board asked the applicant to determine whether there is enough space along the front of the property for 8 trash/recycling barrels, without encroaching on the bus stop. Mr. Dardeno said that four additional barrels beyond the four already in use is a small enough change that the ownership is confident that there will be enough space. There is space for storage of the trash and recycling in the back of the building, all of which is screened from view.
- Zoning requires a 24' drive aisle. A 20' drive aisle is acceptable in Somerville, Cambridge, Boston, Everett, and Medford, and the developer feels that 20' is adequate maneuvering space for this parking area. Using less space for the drive aisle adds to the aesthetic value of the property by allowing more square footage for green space.

Mr. Dardeno said that the developer understands that neighborhood residents have concerns about the size of the project and the amount of parking. The developer feels that this is an appropriate project for this area and will be a catalyst for future developments along the Broadway corridor. The revisions have shrunk the square footage of the overall project.

The Chair appreciates the applicant's willingness to address the issues raised by the Board. She thinks the mansard roof makes this a more attractive project for the neighborhood.

Mr. Lau agreed that the size and style of the project is appropriate. He expressed concern about the balcony on the top floor in the rear, which creates a flat wall and loses the look of the mansard roof.

Ms. Korman-Houston also expressed appreciation for the changes made to the plans. She said that the side facades of the building are large and flat with very little depth, and she would like to see articulation to add depth.

Ms. Korman-Houston also noted that the developer will need a variance from the Massachusetts Architectural Access Board (AAB) for the lift in Unit 1. The Board would probably need to make approval of such a variance a condition of its decision. Alternatively, the developer could add a ramp into the accessible unit and make it only one level. The Chair added that she has spoken with the Director of the Inspectional Services Department (ISD), and he said that he would not issue a building permit until the developer had a variance for the lift from the AAB.

Ms. Korman-Houston expressed concern about the storage for trash and recycling, which has been compressed such that some bins are stored in front of others, making it difficult for some residents to access their bins. She encouraged the applicant to consider other areas on the site as well.

Mr. Benson asked about access to the long-term bicycle storage. Mr. Dardeno said that the enclosure will have a door that can be raised and lowered similar to a garage door.

Mr. Benson said that he is not concerned about the storage for the trash and recycling bins because they are on wheels, making them easy to move.

Mr. Benson said that according to Section 5.3.9, a porch cannot extend more than 3.5 feet beyond the foundation wall, but the current plans do not show how far the porch extends beyond the foundation wall. He would like to see plans that clarify how far the porch extends.

Mr. Revilak said that Section 6.1.11.C(3) requires a 24' drive aisle, but that section only refers to parking areas containing over five spaces, so it does not apply to this project.

The Chair opened the floor to public comment:

- Catherine McFarland, 227 Broadway – She is concerned about trash pickup in front of the house. She has measured the area available in front of the house for bins, and between the tree, telephone pole, and bus stop, there is not enough space for eight barrels. She has only found enough space for four, maybe five bins, but that would not meet the requirement of having them be three feet apart. Residents would likely end up with 10 or 12 bins.

in front of the driveway. She also noted that the five-foot aisle next to the accessible parking spot is also designated for snow storage, which would not work if someone with a disability needed that space.

- Marina Popova, 255 Ridge Street – She would like to know if the developer intends to protect the 9” pine tree on the edge of the lot, and if so, how.
- Claudia Hughes, Webster Street – Her 100-year-old uncle lives next door to this project, and she lives three streets away. When her uncle looks out his windows, he’ll see a large wall. They are also worried about parking. She would like to see the roof be a lighter color. She appreciates that the developer is trying to work with the neighbors, but it still doesn’t fit with the neighborhood, because it is all two-families.
- Susan Stamps, 39 Grafton Street – it is difficult to tell from the drawing if the one existing street tree in the front is sufficient to meet the requirements of Section 6.3 of the zoning bylaw, for a street tree every 25 linear feet.

Seeing no one else who wished to speak, the Chair closed the floor.

The Chair asked Mr. Dardeno if they intend to protect the 9” pine. Mr. Pasciuto said that the developer intends to do proper fencing around all the existing trees, wrapping them with two-by-fours, so they will not be damaged.

The Chair noted that the drawings do not show the exact dimensions of the lot frontage, or the exact distances between the right-hand property line, the existing street tree, the utility pole, and the left-hand property line, so it is difficult to determine if a second street tree would be required. Mr. Pasciuto said that he believes the existing tree is approximately 25 feet from the left-hand property line, meaning they would not be required to add a second tree.

The members of the Board agreed that the issues raised during their discussion can be addressed administratively.

The Chair asked for a motion to approve the Docket 3857 Site Plan Review application for 225 Broadway with the following special conditions, to be administratively approved by DPCD:

- Submit revised plans to DPCD for administrative approval, extending the mansard roof to the balcony on the rear of the building where it is truncated.
- Submit revised plans to DPCD for administrative approval, increasing the size of the horizontal band board between the first and second floors to increase articulation on the side façades.
- Submit revised plans to DPCD for administrative approval, showing that the porch does not extend more than 3.5’ beyond the foundation wall.
- Provide a sample board to DPCD for administrative approval, showing the coloration of the mansard roof, to be no darker than a medium-toned gray.
- Obtain approval for the lift in Unit 1 from the Massachusetts Architectural Access Board.

Mr. Lau moved to approve the Docket with the above special conditions, and Mr. Benson seconded. The Board voted unanimously in favor.

The Chair moved to **Agenda Item 4 – Affordable Housing Overlay Presentation.**

The members of the Affordable Housing Overlay District (AHOD) Committee were introduced:

- Carol Kowalski, Redevelopment Board designee, Committee Co-Chair
- Beth Elliott, Affordable Housing Trust Fund (AHTF) Board designee
- Sarah Suarez, DPCD designee
- Laura Wiener, Housing Corporation of Arlington designee, Committee Co-Chair
- Maxwell Palmer, Town Meeting Moderator designee
- Xavid Pretzer, Select Board designee
- Fiorella Badilla, Arlington Housing Authority designee

Ms. Kowalski summarized some of the affordable housing issues that have come before Town Meeting (TM):

- 2020 – TM established the Arlington AHTF.

- 2022 – Select Board approved the AHTF’s 5-year Action Plan, including predictable permitting for affordable housing.
- 2023 – TM passed a resolution in support of an affordable housing overlay district.
- 2025 – TM passed Article 41 to establish a committee to “study and prepare prospective [zoning] amendments to create an Affordable Housing Overlay District.”

Ms. Elliott is an affordable housing finance attorney; she explained the financial issues with affordable housing. Unless a market-rate development contains only a very small number of affordable units, affordable housing cannot generate enough income to cover the costs of creating it. The smaller the development, the higher the costs per unit. The most effective way to fill the funding gap is through a complex combination of federal, state, and local programs to provide funding. Those programs may provide capital to help create affordable housing or operating subsidies in the form of rental programs. Very little new money is available for operating subsidies. The federal Low-Income Housing Tax Credit (LIHTC) is the primary program for subsidizing the creation of affordable housing. It has been used to create around 3,000 units per year in Massachusetts.

Federal LIHTC developments must legally restrict a portion of their units as affordable housing for 30 years. The percentage of units required varies based on the income level of the proposed residents, but it cannot be lower than 20% of total units. Massachusetts also requires that 10% of units be available to extremely low-income families. LIHTC is primarily designed to maximize the number of affordable units in a development.

Investors invest capital in LIHTC, and in return they receive tax credits over a 10-year period. The tax credits are only applied to affordable units, not to market-rate residential units or commercial space. As a result, it is extremely difficult to get financing to include commercial space in LIHTC developments. Investors generally will not invest in projects with fewer than approximately 30 units.

Inclusionary zoning and 40B projects can produce some affordable units, but they cannot produce an affordable development without LIHTC.

Ms. Kowalski said that market-rate one-bedroom units in Arlington require a \$120,000 income. The subsidized housing income limit for a one-bedroom at 60% of Area Median Income (AMI) is \$69,480 for one person and \$79,440 for two. The incomes of Arlington Public School teachers would make them eligible.

The AHOD Committee’s approach is to focus on 100% affordable, 100% residential (commercial allowed but not required) developments. They want the overlay district to be located on sites suitable for LIHTC-scale building. They hope to limit residential demolitions. To the extent possible, the district should be near transit, schools, stores, and services, to reduce car dependency. They also want geographic distribution. The AHOD Committee looked throughout Arlington to determine what sites would work for these purposes. They did not consider the current uses or zoning, but simply which sites would be appropriate. The sites include:

- All land currently owned by the Arlington Housing Authority, so that they have a by-right option for redeveloping if appropriate.
- North: 307 Washington Street owned by Boston Gas, Winchester Savings Bank, Winchester Country Club
- South: St. Paul’s Lutheran Church, Belmont Country Club, St. Camillus Church
- East: Lyons Fuel/Arlington Transmission, Trinity Baptist Church, rear of 33 Broadway
- West: former Youth Villages owned by the Order of St. Anne, Park Ave Congregational Church
- Central: “Bank Block” (three banks in a row across from the high school), 366 Mass Ave (vacant office building), American Legion Post 39, Russell Common lot
- Stop & Shop/Ottoson area: Greater Boston Motor Sports, Mirak Chevrolet + Hyundai, Astound/RCN parking lot and building

None of the proposed sites are in the Town’s three primary commercial centers or in the B3 or B5 districts. Without an affordable housing overlay district, large sites zoned R0 or R1 can only be developed as large, expensive single-family homes. In Arlington, commercial and residential properties pay the same property tax rate, including affordable housing developers. New construction is assessed higher than older buildings. New construction begins to contribute to new tax

growth as soon as construction starts. Except for large, master-planned, single-owner districts, there is little market demand for commercial development except for self-storage, distribution centers, and data centers.

The Chair said that she disagrees with the last statement about commercial demand, but she thinks that the committee has an interesting and creative approach, and she would like to spend more time thinking about the particular issues involved.

Mr. Lau asked how many market-rate units it takes to subsidize one residential unit. Ms. Elliott replied that it is difficult to calculate, but 40B developments require 20% affordable, which is a 4-1 ratio of market-rate to affordable units. Mr. Revilak said that the 15% inclusionary ratio is typically a 5-1 ratio. Ms. Elliot said that 40B and inclusionary zoning results in only 2-5 affordable units in Arlington per year.

Mr. Lau asked what would prompt owners of property rezoned into an affordable housing overlay to decide to build affordable housing on that property. Ms. Kowalski said that they have not yet discussed incentives, but an overlay would provide a by-right path to affordable housing developers such as the Housing Corporation of Arlington to be able to purchase property and build affordable housing on it. Multiple affordable housing developers might be interested in developing affordable housing in Arlington but currently find it difficult to do so.

Ms. Korman-Houston asked what would make the proposed overlay more attractive than doing a 40B development.

Mr. Benson said that he likes the criteria of building near shopping, transportation, and schools. He does not think that geographic distribution makes much sense, because it would result in developments in locations that could isolate people because they are not near any amenities. He also expressed concern about large by-right development that is not subject to a review process because the Board has seen a lot of bad design that they would not want approved.

Mr. Revilak noted that inclusionary zoning is market cross-subsidization; essentially the other renters in a mixed-income building end up subsidizing the affordable units. LIHTC-funded developments bring in external funding, which does not have to be subsidized by renters in market-rate properties.

Mr. Benson said that the presentation did not include any information about what the zoning would ultimately look like – what types and sizes of buildings would be allowed, what the setback and open space requirements would be, etc. At some point, the AHOD Committee will need to share with the Board what they think the details of the zoning should be and why, and to present some possible alternatives for the Board to consider. Ms. Kowalski replied that they are working on those details. Ms. Wiener said that this presentation was limited due the Board's full agenda, but the Committee hopes to come back to another Board meeting in the near future and share more of the details Mr. Benson requested.

Ms. Ricker said that an online public forum will be held on Wednesday, November 19, for the Committee to share much of this information with members of the public and get their feedback. The Chair said that she appreciated the Committee creating an opportunity for public engagement.

The Chair moved to **Agenda Item 5 – Discussion of 455 Mass Ave.**

Ms. Ricker said that the development at 455 Mass Ave is currently under a Stop-Work order related to a wall at the Verizon storefront as well as other issues identified by the Inspectional Services Department. The Board has expressed interest in discussing discrepancies between the built façade and the façade approved in the special permit issued by the Board in 2021. Ms. Ricker explained that the Board approved the project on October 25, 2021, including special condition 9, which said that the final plan needed to be approved by the Arlington Historical Commission (AHC) and then sent to DPCD for administrative approval. The plans approved by AHC and DPCD made some significant changes to the plans approved by the Board.

The Chair said that because the plans were changed, they should have come back to the Board after being approved by the AHC. Special condition 9 was only intended to allow administrative approval of the final building materials, not changes to the size and scale of the building or the façade configuration. In addition, the façade as currently built does not reflect what was approved either by the Board or by AHC and DPCD.

The project was represented by attorney Corinne Doherty and developer John Murphy. Ms. Doherty said that a drawing was submitted to DPCD in the spring of 2025 with regard to the bump-out of the Verizon store, but it indicated that no changes were made to the plans. She said that all the design elements originally approved will be added, but they have not gotten to that point in the construction. She said that the windows are the same as what was approved. Part of what looks different is that the signage has changed. One of the windows on the original plan was the ATM window for Leader Bank, which has been removed because the tenant there is no longer a bank.

Mr. Lau pointed out a number of architectural differences between the façade as built and the approved plans (both the Board and AHC versions) that are not simply design details, but are significantly different architecturally, including the upper floor's cornice and the cladding of the first floor.

Mr. Murphy said that when Leader Bank left, they worked with AHC to propose the type of look that they wanted, which was submitted to DPCD, and they believed that it was administratively approved. The Chair said that the only changes that the developer was authorized to make with administrative approval were to the finishes of the upper façade. Any other changes should have been brought back to the Board to reopen the special permit. Mr. Murphy said that that was not communicated to them by DPCD. Ms. Ricker replied that in all communications she has had with the developers, she has advised them to come back before the Board. She knew that Mr. Murphy had spoken with Michael Gervais, Co-Chair of the Historical Commission, but AHC approval did not guarantee administrative approval from DPCD, so she recommended that they return to the Redevelopment Board. Mr. Murphy expressed frustration that they have had significant communication with the Town, but they were never told that they had to come back before the Redevelopment Board.

Ms. Doherty said that they thought that all the changes were being seen by the Board when they were submitted to DPCD. The Chair said that the only way that the Board review materials is through the public process of reopening the special permit, not through submission to DPCD. Ms. Doherty said that they received communications from DPCD indicating that that materials were being submitted to and approved by the Board.

Ms. Korman-Houston asked if they received approval to remove the ATM window. Mr. Murphy said that it was not approved by either the Board or AHC, but it was removed as part of the demolition and permitting process for the dentist who moved into that space. Ms. Korman-Houston pointed that out as one example among many of something that neither the Board nor AHC would likely have approved, but the change was made without either seeing it.

Mr. Revilak noted that the materials and overall look of the plans approved by the Board and the AHC are relatively similar, but what has been built is completely different, and it does not appear to be based on either set of plans. Mr. Murphy said that when the project was originally approved, Leader Bank was a primary tenant. The tile used in Leader Bank's entryway was not appropriate for weather in the northeast, and it continually popped off. When Leader Bank left, it made sense to change that portion of the façade so as not to use the tile. They spoke with AHC, who approved the use of brick where the tile had been, and they did not realize that it also needed to be approved by the Board. Once they changed the corner to brick, they felt it also made sense to continue the brick façade further around the sides of the building, which they believed was approved by AHC.

Mr. Lau asked how the developer would like to move forward. Ms. Doherty said that some of the approved design elements, such as the fencing and A-frame will be added. Mr. Lau said that those are small details, but the façade has been changed so significantly that it cannot be corrected with design elements. Mr. Murphy said that some of the elements that Mr. Lau is pointing out are consistent with the original designs, even if they do not appear to match the original rendering. The Chair suggested that they speak to their architect to come up with a proposal for possible changes to get closer to the originally approved design. Mr. Murphy asked if they will have to go back to the AHC as well, if the Redevelopment Board approves changes to the façade as currently built. The Chair replied that she would speak with Town Counsel to confirm, but AHC was originally only intended to weigh in on finishes and materials, not design. The Redevelopment Board has jurisdiction over façade designs.

Ms. Doherty said that at one point the Verizon storefront was intended to be flush with the rest of the façade, but Mike Ciampa, ISD Director, wanted the door set back a few feet so that it would not open into the public right of way. Mr. Murphy said that the Verizon storefront is currently somewhat inoperable, and the tenant is upset that the store looks closed. They proposed making the storefront flush and putting in windows but not finishing the façade, so that the

entrance is at least functional. Mr. Lau said that the storefront looks too residential. He is not concerned about the bump-out as long as the door does not swing into the public way, but he wants the fenestration to be more commercial.

Ms. Doherty asked if the stop work order could be lifted for the interior work, so that could continue before they return to the Board to further discuss the façade. The Chair replied that they would have to address that issue with Mr. Ciampa, because the order was issued by ISD, and the Board does not have the authority to lift it. Mr. Murphy said that they are particularly interested in completing work on the interior of the upper floors.

The Chair said that the special permit will need to be reopened, with the developer presenting a proposal to mitigate the difference between what was originally approved and what has been built. Mr. Lau asked that the architect attend as well. Ms. Ricker said that she was not sure if it would be possible to meet the requirements for legal notification to reopen the special permit and hold a hearing on December 15, 2025, or if it would need to wait until their first January meeting. Mr. Benson suggested that they return on December 15 either way to discuss possible plans. If possible, the special permit will be reopened and a hearing held at that time; if not, the Board will still be able to give the developer some guidance in preparation for a hearing in January. The Chair said that the new plans would need to be submitted to DPCD no later than December 8 for the meeting on December 15.

The Chair moved to **Agenda Item 6 – 2026 Meeting Schedule.**

Ms. Ricker said that DPCD staff has asked that the Board potentially add a meeting on March 23, 2026, to meet the statutory timing requirements on when warrant articles are heard. The Chair asked for a motion to add a meeting the evening of Monday, March 23, 2026, to the Board's approved 2026 meeting schedule. Ms. Korman-Houston so motioned, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair noted that the Board typically also needs to add an April meeting in order to review and approve the Board Report to Town Meeting. That meeting is subject to the date that the Town Moderator sets for the Board Report to be submitted, so the Board will discuss the need for that meeting at a later date.

The Chair moved to **Agenda Item 7 – Open Forum.**

The Chair opened the floor:

- Barry Jaspan, 11 Campbell Road – He intends to propose a zoning warrant article for Town Meeting, and he asked how to go about that. The Chair asked that he attend one of the December Board meetings to discuss what he is interested in proposing, so that the Board can provide feedback ahead of the submission and hearing process. She also said that a document explaining the process will be posted on the Board's website.
- Carl Wagner, 30 Edgehill Road – More than 10 people submitted correspondence to the Board to express concern about 126 Broadway, which is the first development in the new Mass Ave/Broadway Multi-Family Housing Overlay District to request bonuses of an additional floor and a 0-foot front setback. They asked that the Board not set a precedent of allowing such bonuses in exchange for what the developer is proposing to do, and he is not satisfied that the issue has been sufficiently dealt with. He also thanked the Board for their work. The discussion about 455 Mass Ave underlines the importance of the process, whereby the input of the developer, the public, and the Board creates a better result than a by-right development which is not reviewed in the same way. He is concerned that the AHOD Committee is proposing by-right development of huge 30- to 70-unit buildings across Arlington. That risks recreating a non-public process that would result in the Board and Town Meeting not approving an Affordable Housing Overlay. The Committee does not contain the stakeholders that it should contain – financial, services, fire, schools, etc. The Committee is repeating the mistake of having only advocates of housing density involved in creating the proposal.
- Adam Lane, 77 Grafton Street – He asked if the developer of 455 Mass Ave is the same as the developer of the large building at Mass Ave and Lake. The Chair replied that the two properties have the same owner. He is concerned that the developer seems to be incompetent and has built a terrible building in the center of town. He does not think that the Board should compromise with the developer; they need to fix the damage they have done. He is concerned about what will happen to the Mass Ave/Lake project as well.

Seeing no one else who wished to speak, the Chair closed the floor.

The Chair moved to **Agenda Item 7 – New Business.**

Mr. Revilak said that the development of 10 Sunnyside has broken ground, and the former body shop at that site has been demolished.

The Chair asked for a motion to adjourn. Mr. Lau so moved, and Mr. Benson seconded. The Board voted and approved unanimously.

Meeting **Adjourned at 10:55 pm.**

Documents used:

Agenda Item 1	Draft Redevelopment Board Minutes – October 19, 2025	
Agenda Item 2	126 Broadway – application & impact statement – SPR 126 Broadway – architectural plans – UPDATED 11.06.2025 126 Broadway – Landscape Plan Narrative – 10.20.2025 126 Broadway – plot plans 126 Broadway – shadow study – 10.13.25 126 Broadway – Photometrics – 09.18.2025 126 Broadway – Civil Engineering Plan Rev1 – 11-06-25 126 Broadway – Stormwater Narrative Rev1 – 11-06-25 126 Broadway – LEED Checklist – 08.07.2025	126 Broadway – FINAL TDM Plan – 11-07-25 126 Broadway – letter re bonus floor – 08.21.25 126 Broadway – Solar Assessment – updated 11-04-25 126 Broadway – Trash Management Plan – 10-28-25 126 Broadway – Snow Management Plan – 11-06-25 126 Broadway – Marketing Plan – 11-07-25 Docket 3862 126 Broadway – SPR Legal Notice Updated SPR memo Docket 3862 126 Broadway – 11-13-2025
Agenda Item 3	225 Broadway Site Plan Review Application 2025-06-02 225 Broadway ARB Impact Statement 2025-06-02 225 Broadway Plans and Drawings Updated 2025-11-10 225 Broadway LEED checklist 2025-06-13	225 Broadway Surveys 2025-05 225 Broadway Solar Assessment 2025-11-04 Docket 3857 225 Broadway – SPR Legal Notice Updated SPR memo Docket 3857 225 Broadway – 11-13-2025
Agenda Item 4	Affordable Housing Overlay Presentation	
Agenda Item 5	455 Mass Ave facade comparisons Certified Decision 455 Mass Ave 11-30-2021	
Agenda Item 6	Proposed Meeting Schedule 2026	
Correspondence	126 & 225 Broadway: J. Heraty, 10/22/25 126 Broadway: A. Lee, 10/14/25 J. Cullinane, 10/20/25 R. Peterson, 10/21/25 G. Eliopoulos, 10/24/25 C. Odom, 10/28/25	J. Solomon-Greenbaum, 11/12/25 A. Waiy, 11/13/25 A. Lee, 11/16/25 M. Popova, 11/17/25 J. Cullinane, 11/17/25 A J. Cullinane, 11/17/25 B C. Luddeke, 11/17/25 S. Mullen, 11/17/25

Arlington Redevelopment Board
Monday, December 1, 2025, at 7:30 PM
Community Center, Main Hall
27 Maple Street, Arlington, MA 02476
Meeting Minutes

This meeting was recorded by ACMI.

PRESENT: Rachel Zsembery (Chair), Eugene Benson, Shaina Korman-Houston, Kin Lau, Stephen Revilak

STAFF: Claire Ricker, Director of Planning and Community Development; Sarah Suarez, Assistant Director of Planning and Community Development

The Chair called the meeting of the Board to order.

The Chair opened with **Agenda Item 1 – Review Meeting Minutes.**

November 10, 2025 – Mr. Lau made two changes to the minutes. The Chair requested a motion to approve the minutes as amended. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 2 – Public Hearing: Docket #3869, 9-11 Robbins Rd (continued from November 10, 2025).**

Ms. Ricker explained that the applicant proposes to demolish an existing two-family dwelling with a detached garage and construct two three-story residential buildings with two units in each building on the property located at 9-11 Robbins Rd, Arlington, MA, in the R2 Residential District and Neighborhood Multi-Family (NMF) Housing Overlay District. Six full-sized residential parking spaces are proposed, with four EV chargers.

The applicant was represented by attorney Mary Winstanley-O'Connor, manager Bill Mahoney, architect Charles Cochran, and contractor Thomas Caccavaro. Ms. Winstanley-O'Connor said that the property is a 7,800 square-foot lot. The project was originally proposed to be nine units. After Mr. Mahoney spoke to neighbors, he agreed to reduce the project to four units.

Mr. Cochran, from Cornerstone Architects, explained that the proposal is for two duplexes. All units are similar in size, with living space on the first floor, bedrooms on the second floor, and open space with a deck on the third floor. The structures will be wood-framed. The exterior will be Hardy plank with composite trim. The roof is designed for solar-readiness. Four EV stations are included, two in each of the driveways. A 10-foot-wide patio is shared between the units, accommodating second egress for all units. That area will also include ground-level condenser units and trash and recycling barrels. They propose a shed for six long-term bicycle spaces.

Mr. Revilak asked for clarification about which side is being treated as the front, given that it is a corner lot. The applicant replied that the facade facing Robbins Rd is the front, and the opposite side is the rear yard. Mr. Revilak noted that corner visibility requirements apply in the NMF district, and the corner of Building A protrudes slightly into the area in which structures are not allowed for visibility.

Mr. Revilak noted that the NMF rules do not directly address accessory structures, so the underlying R2 setback requirements of 6 feet on the side and rear of an accessory structure likely apply.

Mr. Revilak also noted that when parking is provided in side yards, a vegetated buffer is required. That definitely applies to the proposed driveway with two parking spaces. It is not clear if that would apply to the proposed driveway in the rear with four parking spaces, because that could be considered either a side yard or a rear yard.

Mr. Benson said that he does not think that any bicycle parking is required. Bicycle parking requirements apply to

buildings of four units or larger. The proposal is for two duplexes; two-families and duplexes do not require any bicycle parking, but having bicycle parking is still a good idea. He noted that the proposed shed violates the dimensional requirements.

Mr. Benson said that his interpretation of the Zoning Bylaw is that a corner lot has two front yards, and the developer can choose which of the other two yards is the side and which is the rear. As a result, both facades facing a street are subject to the 15-foot front setback. Mr. Cochran confirmed that both front yards meet the setback requirement. Mr. Benson noted that both front facades include porches. The bylaw requires that porches more than 25 square feet cannot extend more than 3.5 feet beyond the line of the foundation wall into the setback. The plans do not include the dimensions of the porches. Mr. Cochran said that he believes that both porches are more than 25 square feet. Mr. Benson said that the Board would need to see a plan that includes the dimensions of the porches, and they may need to be reduced in size.

Mr. Benson said that his interpretation of the bylaw is that NMF district requires a vegetated buffer a minimum of 2.5 feet wide next to both parking areas.

Mr. Benson said that two driveways are not generally allowed, but the Board is able to allow a second driveway if it meets certain criteria in Section 6.1.10.A(2)a) and b). He believes that the proposal might meet those criteria. Section 6.1.10.A(2)a and 6.1.10.A(2)b

Mr. Benson noted that the applicant plans to plant two new street trees on Higgins St, the species of which will need to be approved by the Town's Tree Warden.

Ms. Korman-Houston said that her interpretation is that in the NMF district, a developer of a corner lot can select a front yard and consider the yard facing the other street to be a side yard, unlike other residential districts in which corner lots are considered to have two front yards. Mr. Benson noted that although Section 3.8.4.D(3) specifically says that Section 5.3.8 Corner Lots and Through Lots does not apply to the NMF, the zoning bylaw definitions of lot lines still apply, and those definitions clearly indicate that a corner lot has two front yards.

Ms. Korman-Houston said that she is not convinced that the proposal meets the criteria for a second driveway, and she would like to hear more from the applicant about why they believe that they do. She does have some ideas about how to provide sufficient parking without a second driveway, but they would be contingent on having one of the street-facing yards be considered a side yard. Ms. Winstanley-O'Connor said that she would provide a memo addressing the criteria for a second driveway.

Ms. Korman-Houston noted that regardless of how the front and side yards are defined in terms of the bylaw, Building A does face two streets, but its design does not acknowledge that. She suggested that the applicant find a way to enhance the Higgins Street facade.

Ms. Korman-Houston suggested widening the kitchens, because the current design is too narrow to allow two people to work in them. She noted that the Board does not have jurisdiction over the internal configuration of rooms, so this is only a suggestion. She also noted that the drawings appear to indicate that each unit will have laundry facilities on two different floors.

Mr. Lau said that he thinks that the massing and architecture of the buildings is a good fit for the neighborhood. He noted that the civil plans and the architectural plans do not agree as to where the bicycle parking is located. He agreed with Mr. Benson that bicycle parking is not required for two duplexes, but he does not wish to discourage the applicant from including it. He asked if the applicant plans to renovate the existing garage to be used as a bicycle shed. He said that he believes that accessory structures can be located within the setbacks, but the applicant would need to check with the Inspectional Services Department (ISD) to confirm that. Mr. Benson noted that accessory structures can be built within the setbacks if they are smaller than 7 feet high and 80 square feet, which is not true of the bike shed as proposed.

Mr. Lau suggested moving the buildings slightly toward Robbins Rd in order to create more space for parking and a vegetated buffer in the rear. He also noted that the plans do not show any fences, which he would recommend. Mr. Cochran said that he plans to use a hedge along the boundaries. Mr. Lau said that if they intend to use a hedge rather than fencing, they need to make sure that it is a hedge that will block light year-round, in order to block headlights from the two parking areas shining into the neighboring houses.

Mr. Lau noted that some of the parking spaces could be reduced to compact spaces, which could create slightly more space for a vegetated buffer, especially since the neighboring house on Higgins St is nonconforming and is built right up to the lot line.

The Chair said that because the porches do not extend into the setbacks, they do not need to be limited in size. She thinks that they are actually too small for the scale of the building. She appreciates the overall architecture, but she thinks that the massing feels a bit flat. She noted the overhang is on the side of the building, but typically the overhang and eave would be over the front of the building with a steeper pitched roofline, without an overhang on the side. Mr. Cochran replied that the pitch of the roof is low in order to meet the 35-foot height restriction. The Chair suggested that the top floor be pulled back a bit to add some sort of overhang on the front and remove the overhangs from the sides. She also recommended adding some sort of trim between the second and third floors or first and second floors to visually reduce the height. She recommended wider cornerboards. She said that she would like to see a color rendering from other perspectives as well. She suggested adding newel posts to add weight to the upper railings, as well as making the railings of wood or metal or a composite rather than vinyl.

Mr. Benson said that it is not clear from the drawings whether the porches project into the setbacks, and he would like to see drawings that make that clear.

The Chair opened the floor to public comment.

- Larry Brenner, 16 Higgins St – He thanked the applicant for scaling back the project, which makes it a better fit for the site. He would like the buildings not to look so tall, so they do not stand out quite as much. Most houses in that area are two-family houses with enough parking for four cars. He does not think that six parking spaces will be sufficient for four units. Higgins is a very narrow street, and it is already difficult for trash trucks to get through, and he is afraid that people will park on the street and make the problem worse.
- Prelad Casey, 9 Higgins St – His sister lives at 9 Higgins St, next to the proposed project. She is concerned about parking. This project proposes to add a new driveway and parking immediately next to her house. Adding an additional driveway will remove street parking spaces. Plowing the driveway will also result in piles of snow right next to her house. He also asked if the two buildings would have two different addresses, with one facing Robbins Rd and the other facing Higgins St.
- Susan Stamps, 39 Grafton St – She would like to see more landscaping. A couple of street trees, bushes next to the house, and a lot of grass will make it hot in the summertime. More greenery would give off more moisture and add cooling. They might be able to fit small trees on the Robbins Rd side. Moving the bushes away from the buildings will create more of a sense of lush greenery.

Seeing no one else who wished to speak, the Board closed the floor.

The Chair asked if the applicant has a strategy for assigning the parking spaces, since it will not be an equal number for each unit. Mr. Mahoney said that Units 1 and 2 will have one parking space each, and Units 3 and 4 will have two each.

The Chair asked how snow removal will be handled. Mr. Mahoney said that they will contract with a snow removal company, but they do not have specific plans yet. The Chair said that they need to identify areas into which snow can be plowed, so that it does not end up in the street or in the neighbors' yards, especially if they do not intend to build a fence. Mr. Mahoney replied that he is happy to install a fence in the rear of the property.

The Chair said that she agreed with Mr. Benson and Mr. Lau that bicycle parking is not required. Ms. Korman-Houston and Mr. Revilak both agreed as well, while saying that it would be good to have bicycle parking. Mr. Mahoney said that if it was not required, he might install bike racks rather than having an enclosed bike shed. Mr. Revilak said that a bike

shed is a nice amenity, so maybe they could consider making it smaller rather than removing it entirely. Mr. Mahoney said that he would look into installing an 8x10 shed in order to meet the size requirements.

The Chair suggested that the Board wait to discuss the second driveway until they receive Ms. Winstanley-O'Connor's memorandum.

Mr. Benson addressed the issue of parking raised in public comment. He explained that the bylaw requires a minimum of one parking space per unit, and the Board cannot require more than that. The applicant is currently proposing to provide more than what is minimally required.

Mr. Lau agreed with the Chair that larger porches would be more appropriate with the architecture. He said that he was uncertain whether the Board could grant relief and allow the porches to encroach into the setback if they were increased in size. Mr. Benson replied that they can grant relief as part of a Special Permit, but this application is Site Plan Review for a by-right development, so the Board cannot grant relief related to the setbacks. Mr. Lau also noted that if the applicant can determine that the average front setback on the street is smaller than the required setback, they can request to have a front setback of that smaller size. Mr. Mahoney replied that they have not determined that, but he will look into it. It may allow them a slightly smaller setback.

Mr. Lau recommended that they consider the number of window openings on the walls of the two buildings that face each other over the shared patio, given that the buildings are only 10 feet apart. He noted that this issue is not within the Board's jurisdiction, but he would recommend considering it to ensure that they do not violate the fire separation.

The Chair summarized next steps and issues to the applicant to address:

- Reconsider bicycle parking; an accessory structure will need to either have a 6-foot setback on each side or be smaller than 7 feet tall and 80 square feet. Open bicycle parking is also a possibility.
- Ensure that the corner of the building does not extend into the corner visibility setback.
- Reconsider the porches, both for architectural scale and for their relationship to the setbacks and the foundation walls, including considering the average setbacks of other properties on the street.
- Ensure that the requirement for a 2.5-foot vegetated buffer along the driveways in the side and rear yards is met.
- Provide a memo explaining how the project meets the criteria for a second driveway.
- Discuss with the Tree Warden the tree species of the two street trees to be planted.
- Coordinate the civil plans with the architecture and landscaping plans.
- Reconsider the current aesthetics of the buildings to bring the scale down and address the eave and overhang issues.
- Reconsider the material and articulation of the railings of the third-story balconies.
- Consider a belly band or traditional window headers on all of the facades to reduce the scale.
- Provide a visualization of the project from other angles.
- Address snow removal.
- Consider more articulation on the Higgins St side of Building A.

The Chair asked for a motion to continue the hearing for Docket 3869, 9-11 Robbins Road, to January 12, 2026. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 3 – 2026 Warrant Articles.**

Ms. Ricker explained that the Board has made this time available for members of the public to present to the Board ideas for proposed zoning warrant articles to bring to 2026 Annual Town Meeting.

James Fleming, Melrose St, and Andy Greenspon, 39 Palmer St, presented a proposal for a warrant article related to Home Occupations. The current bylaw says very little about home occupations, and they would like to expand the

definition about issues not currently addressed. They do not feel that a use table for home occupations makes sense, because it is more important to regulate the activities based on their effect on the residential neighborhood rather than based on the use. They propose setting performance standards regulating the types of materials allowed, hours of operation, noise levels, etc. They would also like to change how many people may work in a home occupation and whether non-residents may be employed there.

Mr. Revilak said that in doing outreach for the Comprehensive Plan, it has become clear that a lot of residents have home businesses. The lack of available, affordable commercial spaces pushes many business owners to work out of their homes. He thinks that it is worth revisiting and updating the zoning bylaw to address the issues involved.

Mr. Benson agreed and said that he is happy to work with Mr. Fleming and Mr. Greenspon on their proposal. He also noted that many people do remote work, and the bylaw is silent on that issue. Since the bylaw was written, many things have changed.

Ms. Korman-Houston agreed. She noted that Arlington has one of the most complex zoning bylaws in the state, so she asked that Mr. Fleming and Mr. Greenspon be judicious in what they propose, so that the result is not accidentally over-regulating and restricting but clarifying and adding structure.

The Chair agreed. She said that looking at towns that have already dealt with this issue in their zoning is a good place to start, and we may be able to borrow zoning that's already been written. She also agreed that we should not over-regulate. She recommended that the proponents consult Mike Ciampa, Director of ISD, to ask what types of activities related to home occupations he finds to be problematic or not. She also said that she would like to keep the amendment within the bounds of home occupation rather than adding commercial uses to residential zones.

Mr. Lau agreed that the bylaw should be simplified and clarified regarding home occupations, but he will not be supportive of an amendment proposing to create additional layers of regulation. He asked the proponents about the purpose of their proposal – do they hope to reduce barriers to home occupation, or to encourage more home occupation?

Mr. Fleming said that they want to clearly distinguish between a business that falls under the category of home occupation and a commercial use proper as defined by the use tables.

Mr. Greenspon said that he has spoken extensively with Mr. Ciampa, who has indicated that due to the limitations of his time and the time of his department, he does not enforce the bylaw related to home occupation unless he receives a complaint. This creates a legal gray area and results in a situation that is inequitable, which they would like to rectify. They would also like to clarify the situation for people who are interested in starting a home business but are not sure what is allowed.

Barry Jaspan, 11 Campbell Rd, presented an idea related to notification regarding zoning changes. Last year, a warrant article was brought to Town Meeting to allow two-family housing in R0 and R1 districts by changing the use tables, not rezoning any properties. As a Town Meeting member, he spoke to a number of people in his precinct, none of whom were aware of the warrant article. Regardless of whether they supported or opposed the article, they all expressed concern that the Town was considering such a significant change without broad notification. He noted that a warrant article proposing to change the boundaries of a zoning district by rezoning certain properties requires notification, while a warrant article that changes some other aspect of zoning does not. Had that article passed, it would have affected every property zoned R0 and R1, and it seemed like a loophole in the bylaw that notification was not required. He would like to change the notification requirements such that if an article proposes to change the nature of a zoning district by changing the allowable uses within it, the property owners affected should be notified, just as they would be if their property were being rezoned. His idea is to amend Section 1.5 to change the description of what types of amendments require notification so that it refers not only to zoning map changes but also refers to changes in use tables. He is open to other ideas about how to effect the desired change.

Mr. Benson said that notification requirements raise the issue of the cost of the mailing and who is responsible for it. If citizen petitioners are responsible for the cost of a widespread mailing, that cost can be prohibitive. If the Town is responsible, then it is put in the position of having to spend a significant amount of money on a mailing regardless of whether the proposed amendment is supported by any Town entity. He noted that the previous article proposed

regarding home occupations could potentially change the use tables for all residential districts, and he does not think it makes sense to require a costly notification and a significant amount of work by Town staff for such a change.

The Chair noted that the notification requirement is that property owners and immediate abutters be notified by registered or certified mail, which is why it is so expensive. Mr. Benson said that such a requirement is not present in state law, so the Town added it on its own at some point. He said that the idea behind a Town Meeting is that the Town Meeting Members represent the residents of their district. They are responsible for reading the warrant and understanding all the proposed changes and for communicating that information to their constituents. Mr. Benson noted that the Town regularly sends out emails with a variety of information, and information about proposed warrant articles could be included without incurring additional cost and staff work for the Town. Mr. Benson said that if Mr. Jaspan wishes to move forward with this proposal, he should do so in a way that minimizes the burden on the Town, both in terms of cost and staff time.

The Chair asked Ms. Ricker for her opinion. She replied that she believes that we should not be making it more difficult for zoning warrant articles to proceed. She would support the idea of a supplemental digital notification to draw residents' attention to zoning warrant articles that may be of particular interest. She is concerned about the cost and the amount of time required of her staff to do large notification mailings. During the MBTA Communities process, DPCD sent a first-class postcard mailing to the entire Town, and it cost over \$10,000. The requirement, particularly for registered or certified mailing, is clearly a barrier to citizen participation in the warrant article process, and she is concerned about increasing that barrier.

Mr. Revilak said that he believes that the requirement for a notification via certified or registered mail for zoning map changes was introduced at a Special Town Meeting in October 1975, when the entire zoning bylaw was being re-written. Certified mail can be extremely expensive. In some parts of the country, state legislatures have made it more difficult for residents to put things on the ballot by increasing the related requirements, and this proposed change feels similar to him. Being a Town Meeting Member comes with the responsibility of understanding what is on the warrant and doing outreach to constituents, and he does not think that adding notification requirements is appropriate.

Ms. Korman-Houston agreed that increasing barriers to citizen petitions is problematic. She noted that the requirement for notification via certified or registered mail was a barrier to the warrant article for an Affordable Housing Overlay District and ultimately resulted in its not being able to be brought to 2025 Town Meeting, because the petitioners could not afford the cost of notification. She suggested changing the requirements such that a digital notification would be required for changes to both the zoning map and the use tables.

Mr. Jaspan agreed that requiring digital notification would be a middle ground between eliminating notification requirements and increasing them. The Chair said that revisiting notification requirements is on the Board's list of issues to consider for 2026 Town Meeting, potentially eliminating the requirement for certified or registered mailing but keeping the requirement for first-class mail, but they have not yet discussed and decided on the issue.

The Chair noted that notification is not the only important issue for a significant change; the public process is also important. When a significant change comes before the Board, if they do not feel that there has been a public process to engage the Town in the discussion, it is their job to make sure that those warrant articles do not go forward without the lack of process being clearly identified.

Mr. Lau noted that there are residents who will feel that they have not been notified no matter what the Town or citizen petitioners do. He thinks that everyone needs to take some responsibility for knowing what's happening in Town. During the MBTA Communities process, the Board and DPCD engaged in significant community outreach, at as many community events as they could, and there are still people who know nothing about it. He does not think it makes sense to increase requirements in order to give people more notification if they are not taking responsibility for paying attention and engaging.

Mr. Jaspan noted that the complete warrant is sent to all residents, but it is difficult to read and in some ways is uninformative. Town Meeting Members do not necessarily have expertise in zoning, and it can be difficult to understand what is being proposed. It would be good to find a way to identify certain warrant articles as particularly important because of the significant change they are likely to create. He understands that that is part of the Board's job as

gatekeepers. The distinction between which warrant articles do and don't require notification is not necessarily reflective of how many people will be affected or how significant a change is likely to result.

Mr. Revilak said that zoning map changes have different notification requirements because it was originally assumed that those warrant articles would primarily be from property owners wanting to rezone their own property, so it was important that abutters were notified. It was not written to address the issues related to the types of large-scale zoning map changes currently being considered.

The Chair said that many other towns make more robust use of the consent agenda, so that it is easier for Town Meeting members to distinguish between items on the consent agenda, which are minor or administrative changes, and those not on the consent agenda, which have been identified as needing discussion and debate. Arlington puts relatively few items on the consent agenda, so there are many more items to be discussed, not all of which are particularly significant to most people.

Steve McKenna, 4 Upland Rd, is a resident and is also representing a client who owns 22 Norcross St but lives in New York City. On Norcross St, eight lots are zoned R2, and 14 lots are zoned R1, but some have nonconforming uses with more than one unit. These inconsistencies occur in many areas of Town, particularly East Arlington. The proposal is to rezone all of Norcross St, 32 Gardiner St, and the three single-family homes on North Union St to be R2. The lots on the south side of Norcross St range from 180 to 200 feet deep, so they are large lots that could easily accommodate two-family houses.

Mr. Revilak said that he would like to see a map from prior to 1975, at which time the Town was rebuilt and properties were largely zoned based on what was already on the property. He thinks that this is probably a reasonable change.

Mr. Benson said that he would like to know what the other owners on those blocks think about this potential rezoning. Property owners cannot veto zoning changes, but their opinions can be taken into account. Mr. McKenna said that he has sent letters to the neighbors and has talked to quite a few of them, and he is in the process of organizing a meeting.

Ms. Korman-Houston and Mr. Lau both said that they are not opposed to the concept, but they would also like to hear what the neighbors think.

The Chair noted that the Town's zoning is very mixed and inconsistent. She would like the Board to discuss whether they should address those inconsistencies by responding to requests like this and rezoning piece by piece, or whether they should significantly rezone much more of the Town. She is not opposed to this change in the meantime, but it is a band-aid on a larger problem. Mr. McKenna agreed. He noted that this neighborhood is a prime example of something that could be rezoned to meet the Town's goal of creating more housing, because there are so many large lots, and it is accessible to public transportation.

Mr. Benson asked how many of the proposed lots to be rezoned meet the requirement of at least 60 feet of street frontage. Mr. McKenna replied that most do not, because they are long narrow lots. That makes them difficult to redevelop, and he would like to see further changes to the zoning to enable more of the land on each property to be used.

The Chair noted that the Board needs to reserve time at one or more future meetings to work on the wording of warrant articles that the Board wishes to submit.

The Chair moved to **Agenda Item 4 – 2026 Proposed Warrant Article Hearing Schedule.**

Ms. Ricker said that staff prepared a detailed breakdown of the schedule for warrant article hearings in 2026. The warrant closes on January 30, 2026, so the January 12 and January 26 meetings can be used to finalize the wording of the Board's warrant articles. The legal notice for the hearings will take place in early February, and the hearings are scheduled for February 23, March 9, March 16, and March 23 if necessary, with the final meeting for the Board's deliberation and vote on March 30. We hope to complete the Board Report to Town Meeting by April 6. We do not yet know exactly when the report will be due, but we think that April 6 will be early enough to meet the deadline. Town Meeting will begin on April 27.

The Chair said that she would invite Christian Klein, Zoning Board of Appeals (ZBA) Chair, to attend the January 12 meeting to discuss the zoning amendments that the ZBA would like to bring to Town Meeting.

Ms. Korman-Houston asked if it is realistic to have the Board Report completed by April 6, less than a week after the Board votes on all the warrant articles. The Chair responded that DPCD staff usually compiles the report on an ongoing basis as the hearings happen, so that there is not too much work left to do after the final vote. Ms. Ricker confirmed the process. The Chair noted that it is always difficult to complete the Board Report on time, especially if there are a lot of warrant articles, but the Board and staff work together in the time frame available.

The Chair moved to **Agenda Item 5 – Open Forum.**

The Chair opened the floor for open forum. Seeing no one who wished to speak, she closed the floor.

The Chair moved to **Agenda Item 6 – New Business.**

Ms. Ricker shared that the Town has received a MassTrails grant for the section of the Minuteman Bikeway where it connects to Ryder Street and the Ed Burns Arena, so improvements are planned for that area.

Mr. Revilak noted that 1080 Mass Ave, a 15-unit apartment building, was recently purchased by Viceroy Capital Management, and they have been upgrading the exterior and doing some internal refurbishment as well. The advertised rents are slightly less than the 2026 data on Fair Market Rents from Housing and Urban Development (HUD) for efficiency studios.

The Chair asked for a motion to adjourn. Mr. Lau so moved, and Mr. Benson seconded. The Board voted and approved unanimously.

Meeting **Adjourned at 9:35 pm.**

Documents used:

Agenda Item 1 Draft Redevelopment Board Minutes – 11/10/25

Agenda Item 2	9-11 Robbins Rd – Site Plan Review Application – UPDATED 11-24-2025	9-11 Robbins Rd – Utilities Plan UPDATED 10-24-25
	9-11 Robbins Rd – Photos of Existing Conditions	9-11 Robbins Rd – LEED Checklist UPDATED 11-24-25
	9-11 Robbins Rd – Plot Plans	9-11 Robbins Rd – Lighting Information – 8-8-25
	9-11 Robbins Rd – Proposed Site Plan UPDATED 11-22-25	9-11 Robbins Rd – Tree information – 02-18-2025
	9-11 Robbins Rd – Plans and Drawings UPDATED 10-24-25	9-11 Robbins Rd – Letter from attorney – 12-01-2025
	9-11 Robbins Rd – color rendering UPDATED 10-24-2025	Docket 3867 9-11 Robbins Rd – SPR Legal Notice
	9-11 Robbins Rd – Landscaping Plan UPDATED 11-22-25	UPDATED 11-25-2025 SPR memo Docket 3867 9-11 Robbins Rd

Agenda Item 3 2026 J. Fleming Home Occupation Proposal

Agenda Item 4 Proposed Warrant Article Hearing Schedule 2026
2026 ARB Town Meeting Process

Correspondence	9-11 Robbins Rd:	Multi-Family Development:
	• K. Lubar – 11/29/25	• J. Cullinane – 11/20/25
	• C. Wagner – 12/1/25	• J. Gersh – 11/22/25



Town of Arlington, Massachusetts

Discussion of 1306-1308 Massachusetts Ave

Summary:

7:05 pm Discussion of Farina Roofing's boarded-up windows

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	1306-1308_Mass_Ave_ARB_Memo.pdf	1306-1308 Mass Ave ARB Memo



TOWN OF ARLINGTON

MASSACHUSETTS 02476

781 - 316 - 3090

DEPARTMENT OF PLANNING and COMMUNITY DEVELOPMENT

MEMORANDUM

To: Arlington Redevelopment Board
CC: Claire Ricker, DPCD Director
From: Katie Luczai, Economic Development Coordinator
Date: December 11, 2025
RE: 1306-1308 Mass Ave

The purpose of this memo is to provide a status update on the project being done at 1306-1308 Mass Ave (RB Farina Roofing Company).

Background

On August 28, 2023, RB Farina was granted a Special Permit for a change of use from retail to a commercial office of greater than 3,000 square feet in the B3 Village Business, and signage under Section 3.4 Environmental Design Review (EDR). The prior use of the property was a dry cleaner, a retail use that had been in place for several years. In October 2023, the applicant commenced work. The last permit pulled related to this project was August 2024 when a plumbing permit was issued. No inspections have been completed on site since the permits were pulled. Per Massachusetts State Building Code, the building permit for this project (B-23-240) has expired. Building permits expire if the work authorized on site by such permit is suspended or abandoned for a period of 180 days after work ceases.

Update from Applicant

After reaching out to the applicant for a project status update in July 2025, the applicant informed DPCD that the project is on hold and may commence either later this year or next year. DPCD staff requested the temporary sign installed by the applicant be removed and informed the applicant that the current boarding of the windows was not compliant under the Vacant Storefront Bylaw. The sign was removed shortly after. The applicant has informed DPCD that there are no windows installed on the property that could be papered should the plywood used to board the property be removed.

Existing Storefront Noncompliance

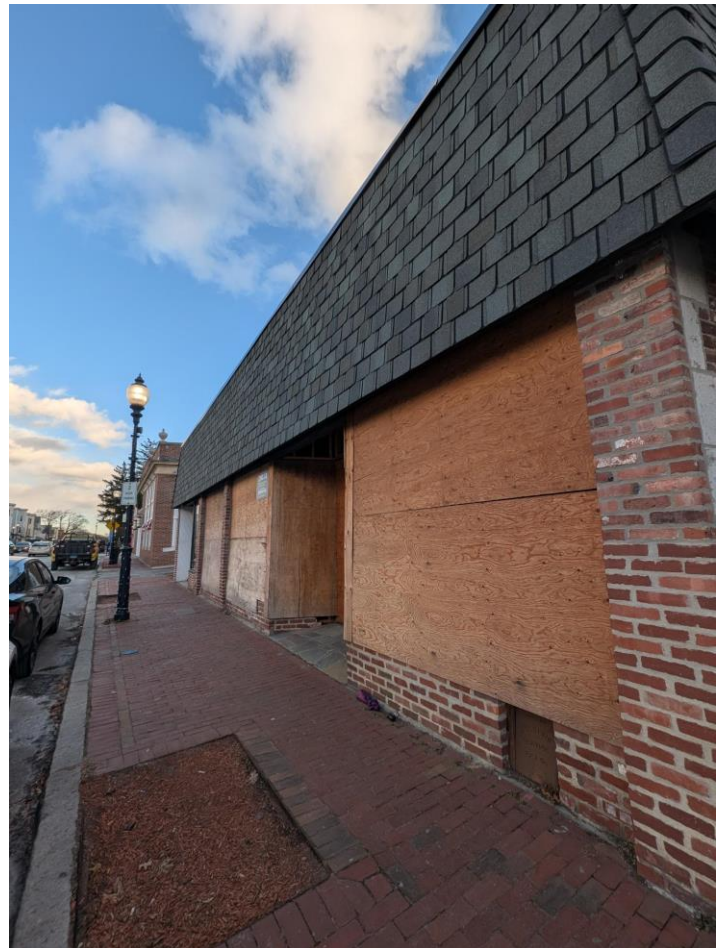
The applicant has also been informed that their current storefront signage is noncompliant regarding window transparency, and they have agreed to remedy it.

Proposed Façade



Approved Plans under Special Permit, Prepared by Rise Architecture, 07/13/2023

Photos of Existing Storefront (taken 12/11/25)



Proposed Remediations

1. Require the property owner to paint the plywood – either a color to match the building façade or can treat it similarly to the Arlington Heights Depot with bright colors with guidance from ACAC’s Public Art Curator, at the owner’s expense.
2. Require the installation and subsequent papering of property windows.



Town of Arlington, Massachusetts

Public Hearing: Docket 3869, 1513-1515 and 1517-1519 Massachusetts Ave

Summary:

7:25 pm Special Permit hearing (continued from November 10)

ATTACHMENTS:

Type	File Name	Description
Application for Special Permit	1513-1519_Mass_Ave_-_Response_Memo_-_12-08-25..pdf	1513-1519 Mass Ave - Response Memo - 12-08-25
Application for Special Permit	1513-1519_Mass_Ave_-_Photos_of_Existing_Conditions_-_UPDATED_12-08-25.pdf	1513-1519 Mass Ave - Photos of Existing Conditions - UPDATED 12-08-25
Application for Special Permit	1513-1519_Mass_Ave_-_Plans_and_Elevations_-_UPDATED_12-11-25.pdf	1513-1519 Mass Ave - Plans and Elevations - UPDATED 12-11-25
Application for Special Permit	1513-1519_Mass_Ave_-_Renderings_-_NEW_12-08-25.pdf	1513-1519 Mass Ave - Renderings - NEW 12-08-25
Application for Special Permit	1513-1519_Mass_Ave_-_Landscape_Plans_-_UPDATED_12-05-25.pdf	1513-1519 Mass Ave - Landscape Plans - UPDATED 12-05-25
Application for Special Permit	1513-1519_Mass_Ave_-_Area_Calc_Table_-_NEW_12-08-25.pdf	1513-1519 Mass Ave - Area Calc Table - NEW 12-08-25
Application for Special Permit	1513-1519_Mass_Ave_-_Lighting_Plan_-_NEW_12-08-25.pdf	1513-1519 Mass Ave - Lighting Plan - NEW 12-08-25
Application for Special Permit	2025-12-15__updated_EDR_memo_-_1513-1519_Mass_Ave.pdf	2025-12-15 updated EDR memo - 1513-1519 Mass Ave

December 5, 2025

Redevelopment Board
Town of Arlington
730 Mass Ave., Town Hall Annex
Arlington, MA 02476

Re: 1513-1515 and 1517-1519 Massachusetts Ave, Arlington, Massachusetts

Chair Zsembery:

Please be advised that we represent the Applicant, IG Investments LLC, in connection with Special Permit, Docket #3869, for properties located at 1513-1515 and 1517-1519 Massachusetts Ave, Arlington, Massachusetts. Based upon our last hearing before your Board on November 10, 2025, several modifications have been made to the proposed project which are reflected on the plans and submission materials. Please find included a summary of Board comments and the Development Team's responses as well as specific updates to materials including:

1. *Revised plan set*
2. *Revised landscape plans*
3. *Existing Condition Photos*
4. *Updated renderings*
5. *Lighting plan*
6. *Open space and GFA calculation sheets*
7. *ARB Presentation*

Fletcher Tilton

FletcherTilton.com

WORCESTER | FRAMINGHAM | BOSTON | PROVIDENCE | CAPE COD | MEDFIELD | NEW BEDFORD

Updates

The Development Team last appeared before the Arlington Redevelopment Board on November 10, 2025. At that meeting, the Team introduced the revised proposal which included a mixed-use building with fifteen residential uses, one commercial space, and associated parking, bike parking, and landscaping updates. The Board appeared generally in favor of the proposed project; however, the Board had several design questions as well as requests for additional information. Please see below a summary of the feedback received and the Team's responses:

The Commercial space is small

- The first-floor layout has been redesigned to allow for additional square footage within the commercial space. The commercial area is now approximately 815 square feet. The space maintains its prominent windows which allow light into the commercial area and which will activate and provide connectivity with the streetscape.

Floor to ceiling in commercial should be more prominent

- The proposed height of the first floor has been increased to approximately fifteen feet. This increase provides a more prominent commercial space and allows for a much higher floor to ceiling height, creating a more desirable commercial space which is distinguishable from the residential units above.

Provide clear signage to identify residential vs commercial

- Signage is proposed above the commercial windows as well as by the residential main entry and commercial entry to provide clear distinction and direction between the two uses.

Provide calculation sheets for GFA and open space

- Calculation sheets have been provided.

Show dimension for 4th floor pullback clearly on plans

- Dimension clearly provided showing fourth floor is setback 7'6".

Provide lighting plan for garage and light spillover

- Lighting plan provided.

Will there be safety features for parking along open air

- A four-foot barrier is proposed along the rear of the building. This barrier will greatly reduce light pollution and spillover from vehicles utilizing the garage and will provide a safety feature for the vehicles.

Provide updated renderings

-Revised renderings have been provided showing perspectives from both the front and the rear of the property.

Provide photos from bike path on existing conditions

-Existing condition photos have been provided showing views from the bike path.

Coordinate elevations and rendering to confirm they align

-Updated elevations and renderings provided.

Add more design and architectural features to break up the elevations to reduce flatness and scale

-Additional design elements such as bands have been added to the elevations to reduce the flatness and break up the façade and scale of the building. Additionally, a new material has been introduced on the ground level floor to break up the proposed massing of the building.

Add band at rear above parking

-Band has been added to rear elevations.

Provide dimensions for all parking spaces

-Dimensions have been added to all parking spaces.

Can the project include compact spaces

-The project now includes three compact spaces. The Board has the ability to allow up to twenty percent of the parking spaces as compact. The project includes fifteen total parking spaces, with three spaces or exactly twenty percent as compact. The Development Team respectfully requests a Special Permit to allow these compact spaces, as suggested by the ARB.

Provide an idea of where columns will be

-Approximate location of columns based on the current design have been added to the ground level floor plan.

Review of the location of the transformer

-We have consulted with our MEP consultant and the transformer is properly located. A transformer room is proposed towards the front right side of the building with dedicated access.

Confirm where unit exhaust will vent

-Notes have been added to the plans showing where vents will be located.

Where will heat pumps and compressors be located?

-Roof plan has been updated to show location of heat pumps and compressors.

Is there access from the proposed bike parking area to rear

-Access is being proposed to the rear and is shown on the rear elevation and first floor plan.

Ensure bike storage can easily be accessed

-Parking layout has been revised including the addition of compact spaces. Part of this reconfiguration allows for a clear path of travel and ample clearance to allow access to and from the bike storage area.

Confirm EV charging

-The Applicant is committed to making parking spaces one through six EV ready as shown on the Level 1 plan.

Please feel free to contact our office should you have any questions. Thank you.

Very truly yours,

Matthew J. Eckel
Matthew J. Eckel, Esq.

Fletcher Tilton PC

The Mercantile Building

100 Front Street, 5th Floor

Worcester, MA 01608

Tel. 508.459.8097

Fax. 508.459.8397

Email: meckel@fletchertilton.com

EXISTING CONDITIONS (VIEWS FROM MASS AVE)



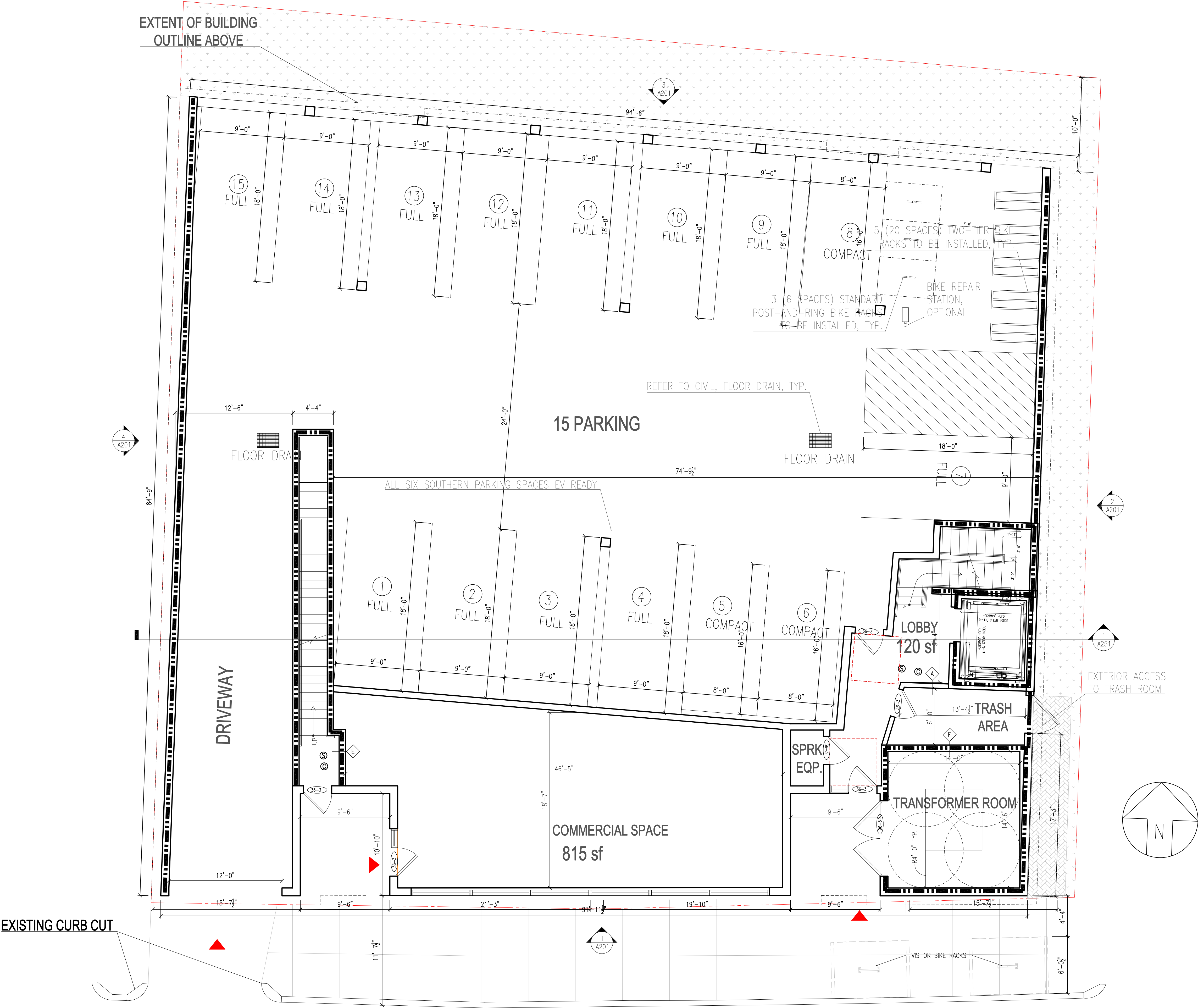
View of 1513 & 1519 Mass Ave From Bikeway



View of Drake Village From Bikeway



Minuteman Commuter Bikeway



LEGEND

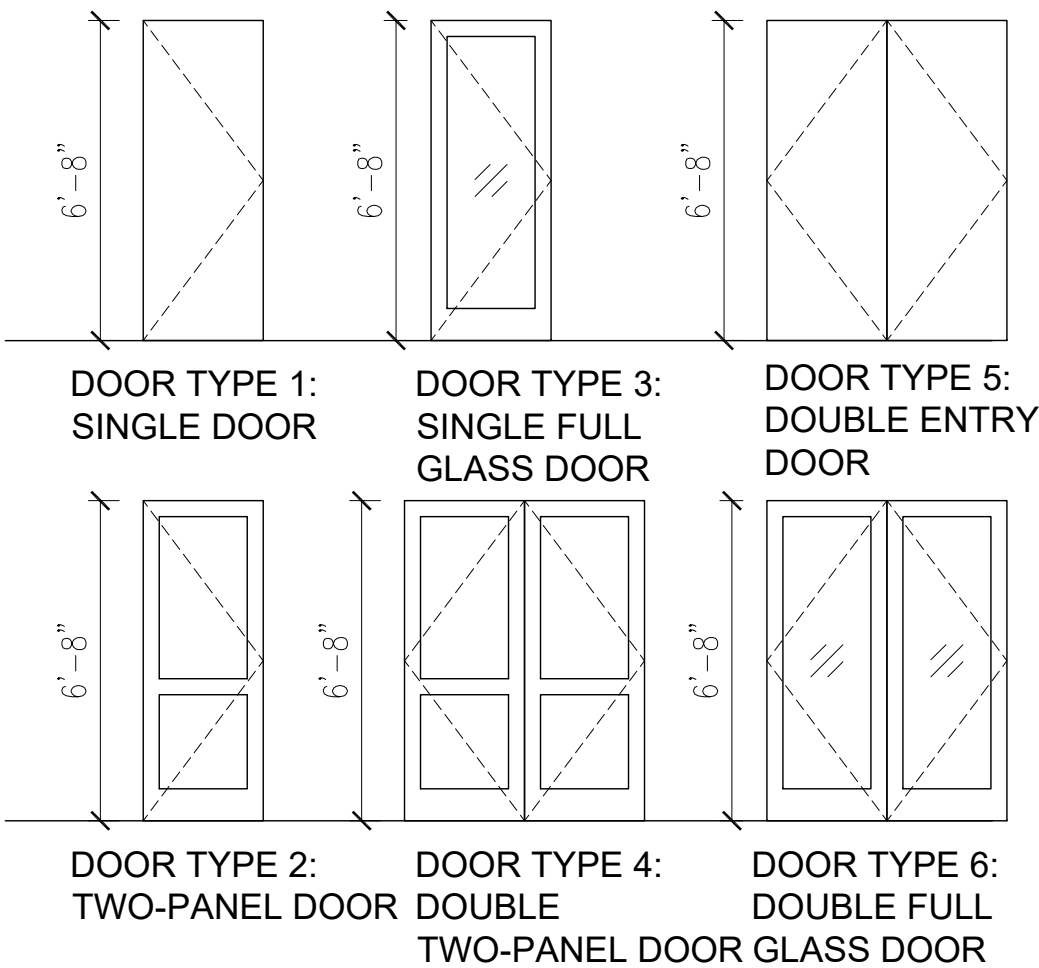
- NEW PARTITION
- 1/2 HR PARTITION RATING
- 1/2 HOUR RATED PARTITION
- 1 HR 1 HOUR RATED PARTITION
- 2 HR 2 HOUR RATED PARTITION

- NEW DOOR
- 4" BETWEEN ADJACENT WALL AND OPENING, UNLESS NOTED OTHERWISE

- SMOKE DETECTOR, HARDWIRED AND INTERCONNECTED
- CARBON MONOXIDE DETECTOR, HARDWIRED AND INTERCONNECTED
- HEAT DETECTOR, HARDWIRED AND INTERCONNECTED

DOOR SCHEDULE

- ALL NEW DOORS TO BE 6'-8" HIGH, 1 3/4" THICK SOLID CORE WOOD DOORS WITH WOOD FRAMES UNLESS NOTED OTHERWISE.
- INTERIOR DOORS ARE TO BE PAINTED WHITE, CONFIRM EXTERIOR DOOR COLOR AND FINISH WITH OWNER AND ARCHITECT
- DOOR TYPES:

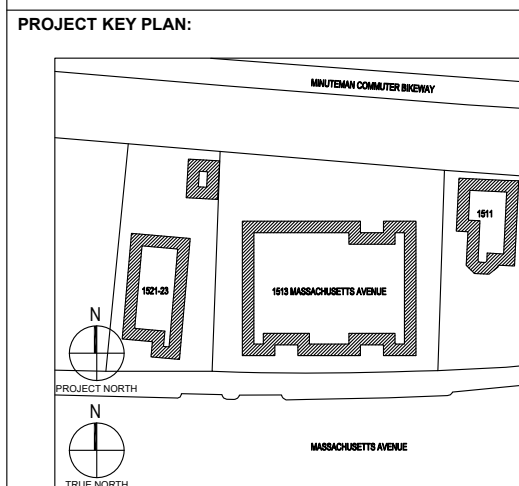


1513-1519 MASSACHUSETTS AVE
Arlington, MA 02476
RISE REALTY
226 Harvard St, Brookline, MA, 02446
(617) 383-5659

ARCHITECT:
context
a collaborative design workshop
200 Portland Street, Boston, MA, 02114
(312) 780-9456

SHEET NOTES

- REFER TO SHEET A701 FOR TYP. WALL ASSEMBLIES
- REFER TO SHEET A702 FOR TYP. FLOOR, ROOF, & CEILING ASSEMBLIES
- ALL NEW INTERIOR PARTITIONS TO BE TYPE A UNLESS NOTED OTHERWISE
- ALL NEW BATHROOM TUBS TO BE 30"x60", AND SHOWERS 36"x60" UNLESS NOTED OTHERWISE
- COORD. WITH OWNER AND ARCHITECT ON FINISH MATERIALS



SEAL:

DRAWN BY:	CHECKED BY:
NAC	EZ
00	07-29-2025
	ISSUED FOR PERMIT

LEVEL 1 PLAN

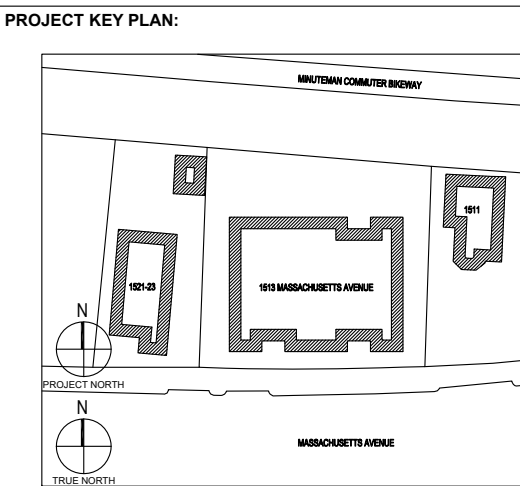
PROJECT No.: 0680 SHEET No.:
DATE: 12-11-2025
SCALE: AS INDICATED

A102

1 LEVEL 1 PLAN
SCALE: 3/16" = 1'-0"

Massachusetts Avenue

- SHEET NOTES**
1. REFER TO SHEET A701 FOR TYP. WALL ASSEMBLIES
 2. REFER TO SHEET A702 FOR TYP. FLOOR, ROOF, & CEILING ASSEMBLIES
 3. ALL NEW INTERIOR PARTITIONS TO BE TYPE A UNLESS NOTED OTHERWISE
 4. ALL NEW BATHROOM TUBS TO BE 30"X60", AND SHOWERS 36"X60" UNLESS NOTED OTHERWISE
 5. COORD. WITH OWNER AND ARCHITECT ON FINISH MATERIALS
- FOR ACCESSIBILITY:**
6. ALL UNITS TO BE GROUP 1
 7. DASHED RED CIRCLE INDICATES 5' TURNING RADIUS
 8. DASHED RED RECTANGLE INDICATES ADA CLEAR SPACE



SEAL:

DRAWN BY: NAC		CHECKED BY: EZ	
00	07-29-2025	ISSUED FOR PERMIT	

LEVEL 2 PLAN

PROJECT No.:	0680	SHEET No.:	A103
DATE:	12-11-2025		
SCALE:	AS INDICATED		



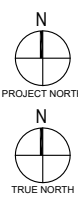
Massachusetts Avenue

Net SF per Level: 6488 sf
Net SF incl. Decks: 6988 sf
Net SF of Building: 19803 sf

1 LEVEL 2
SCALE: 3/16" = 1'-0"

- SHEET NOTES**
1. REFER TO SHEET A701 FOR TYP. WALL ASSEMBLIES
 2. REFER TO SHEET A702 FOR TYP. FLOOR, ROOF, & CEILING ASSEMBLIES
 3. ALL NEW INTERIOR PARTITIONS TO BE TYPE A UNLESS NOTED OTHERWISE
 4. ALL NEW BATHROOM TUBS TO BE 30"X60", AND SHOWERS 36"X60" UNLESS NOTED OTHERWISE
 5. COORD. WITH OWNER AND ARCHITECT ON FINISH MATERIALS

PROJECT KEY PLAN:



SEAL:

DRAWN BY: NAC

CHECKED BY: EZ

00 07-29-2025

ISSUED FOR PERMIT

LEVEL 3 PLAN

PROJECT No.:

0680

SHEET No.:

A104

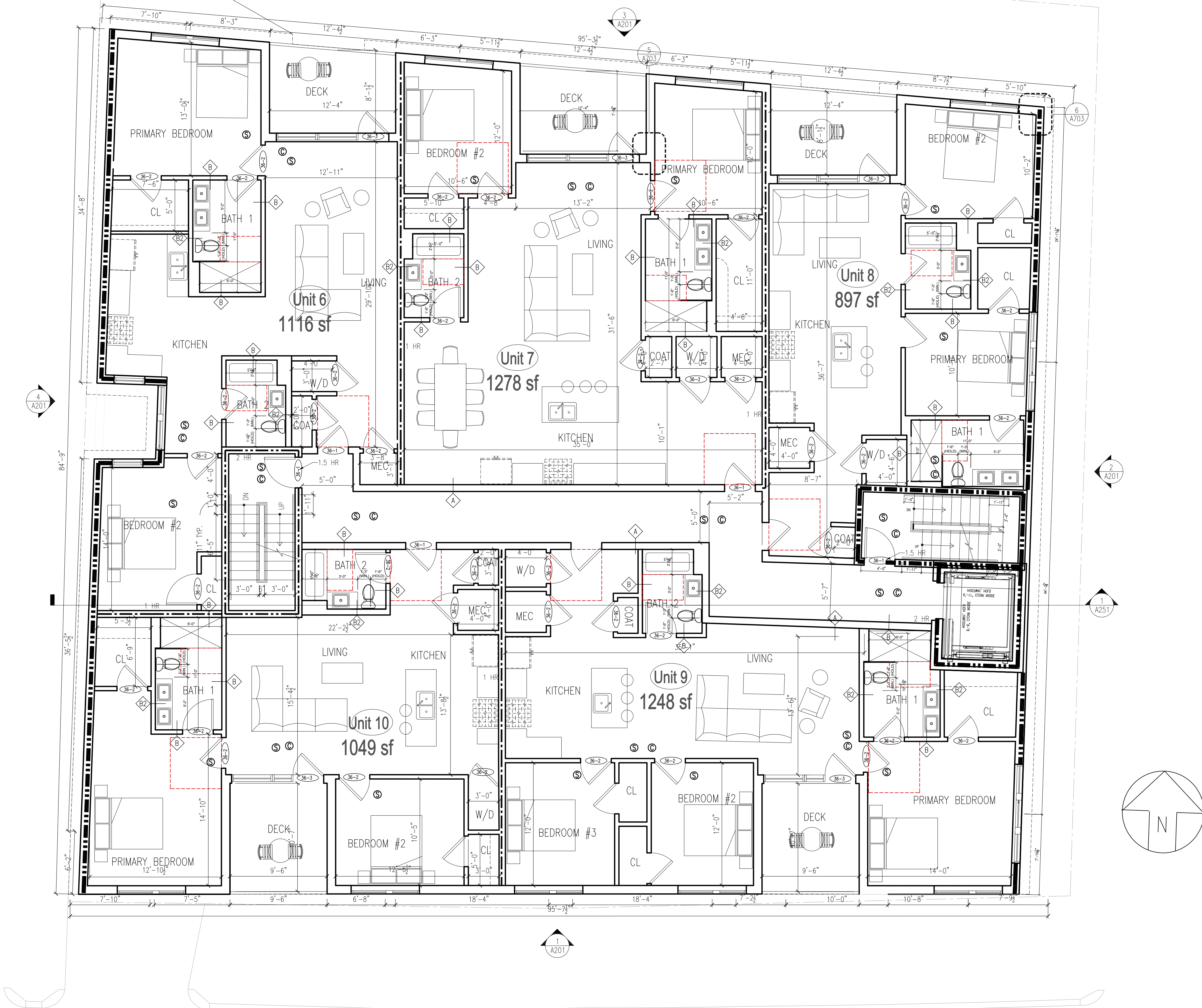
DATE:

12-11-2025

SCALE:

AS INDICATED

EXTENT OF BUILDING
OUTLINE ABOVE

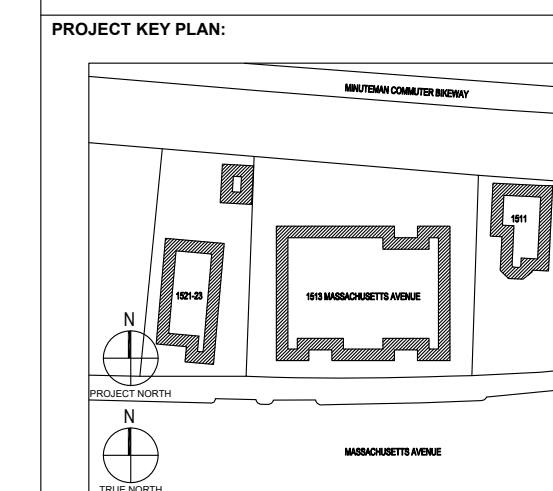


Massachusetts Avenue

Net SF per Level: 6488 sf
Net SF incl. Decks: 6988 sf
Net SF of Building: 19803 sf

1 LEVEL 3 PLAN
SCALE: 3/16" = 1'-0"

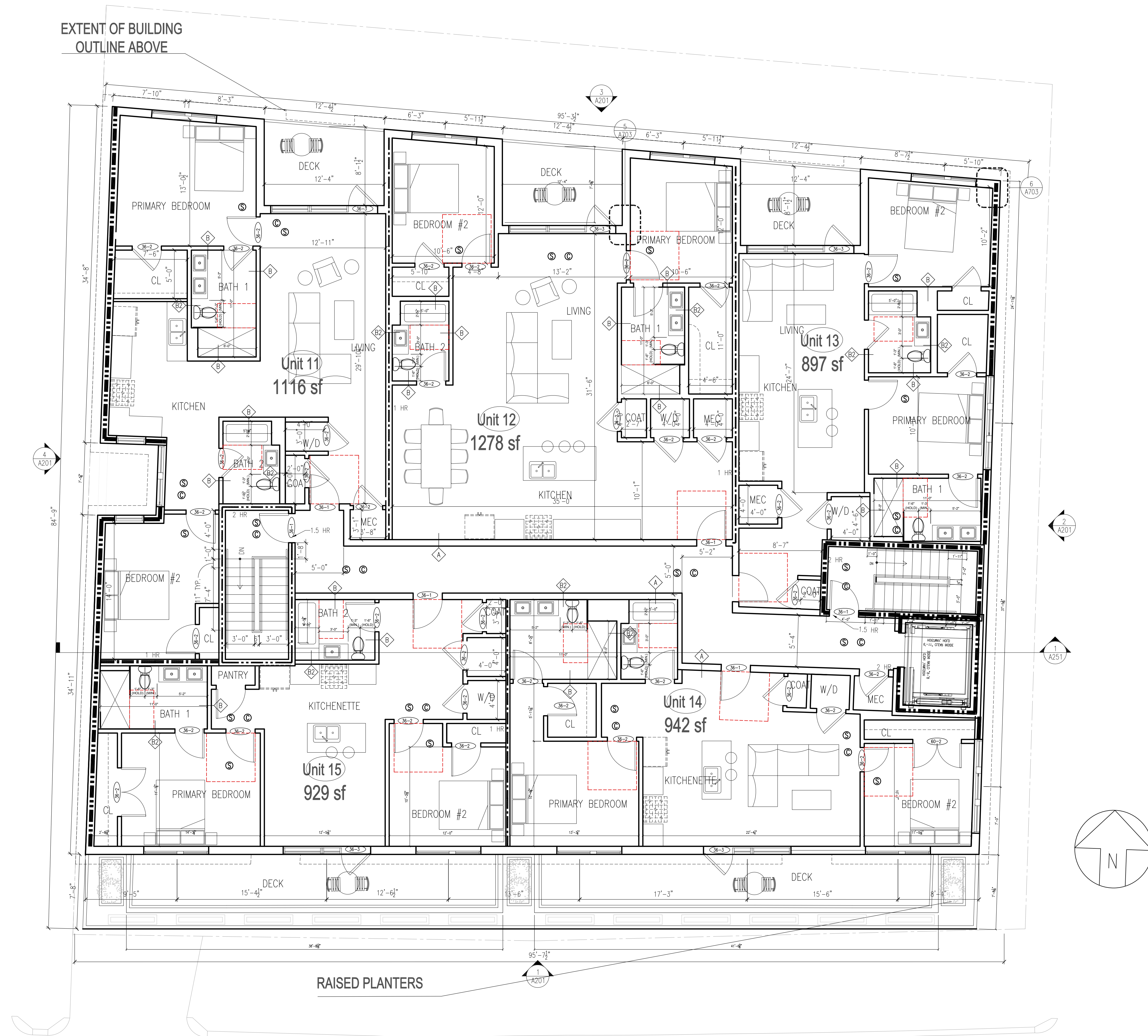
- SHEET NOTES**
1. REFER TO SHEET A701 FOR TYP. WALL ASSEMBLIES
 2. REFER TO SHEET A702 FOR TYP. FLOOR, ROOF, & CEILING ASSEMBLIES
 3. ALL NEW INTERIOR PARTITIONS TO BE TYPE A UNLESS NOTED OTHERWISE
 4. ALL NEW BATHROOM TUBS TO BE 30"X60", AND SHOWERS 36"X60" UNLESS NOTED OTHERWISE
 5. COORD. WITH OWNER AND ARCHITECT ON FINISH MATERIALS



SEAL:

DRAWN BY: NAC	CHECKED BY: EZ
00	07-29-2025 ISSUED FOR PERMIT

LEVEL 4 PLAN



Massachusetts Avenue

Net SF Level 4: 6039 sf
Net SF incl. Decks: 6744 sf
Net SF of Building: 19803 sf

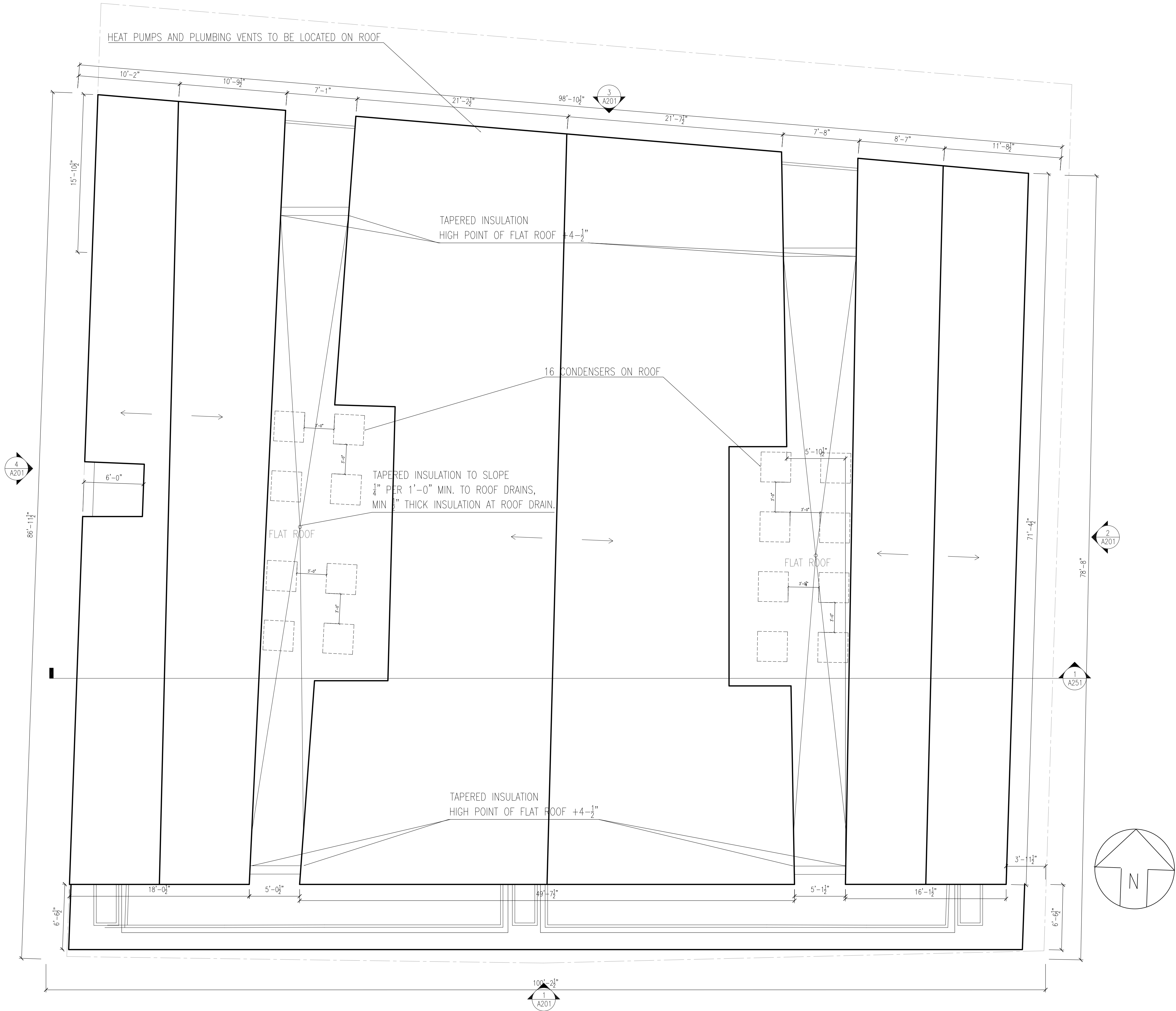
1 LEVEL 4
SCALE: 3/16" = 1'-0"

Minuteman Commuter Bikeway

1513-1519 MASSACHUSETTS
AVE
Arlington, MA 02476
RISE REALTY
226 Harvard St, Brookline, MA, 02446
(617) 383-5659

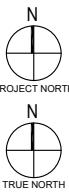
ARCHITECT:
context
a collaborative design workshop
200 Portland Street, Boston, MA, 02114
(312) 780-9456

- SHEET NOTES**
1. REFER TO SHEET A701 FOR TYP. WALL ASSEMBLIES
 2. REFER TO SHEET A702 FOR TYP. FLOOR, ROOF, & CEILING ASSEMBLIES
 3. ALL NEW INTERIOR PARTITIONS TO BE TYPE A UNLESS NOTED OTHERWISE
 4. ALL NEW BATHROOM TUBS TO BE 30"X60", AND SHOWERS 36"X60" UNLESS NOTED OTHERWISE
 5. COORD. WITH OWNER AND ARCHITECT ON FINISH MATERIALS



1 ROOF PLAN
SCALE: 3/16" = 1'-0"

PROJECT KEY PLAN:



SEAL:

DRAWN BY: NAC	CHECKED BY: EZ
00	07-29-2025 ISSUED FOR PERMIT

ROOF PLAN

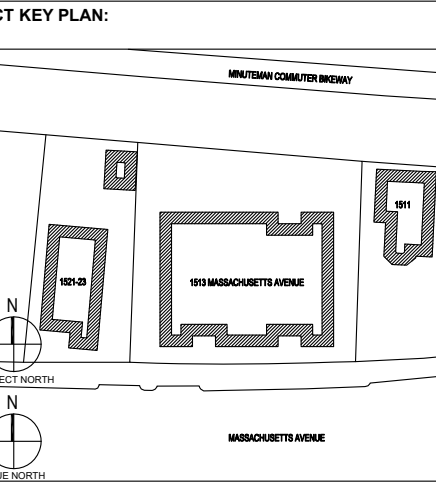
PROJECT No.: 0680
DATE: 12-11-2025
SCALE: AS INDICATED

SHEET No.:
A106

- SHEET NOTES**
- ELEVATION MARKERS INDICATE ELEVATION AT TOP OF FINISHED FLOOR
 - A.F.F = SILL ELEVATION AWAY FROM FINISHED FLOOR
 - MATERIAL DIMENSIONS SUGGEST NOMINAL SIZE; REFER TO MANUFACTURER FOR EXACT DIMENSIONS



1 MASS AVE ELEVATION
SCALE: 1/4" = 1'-0"

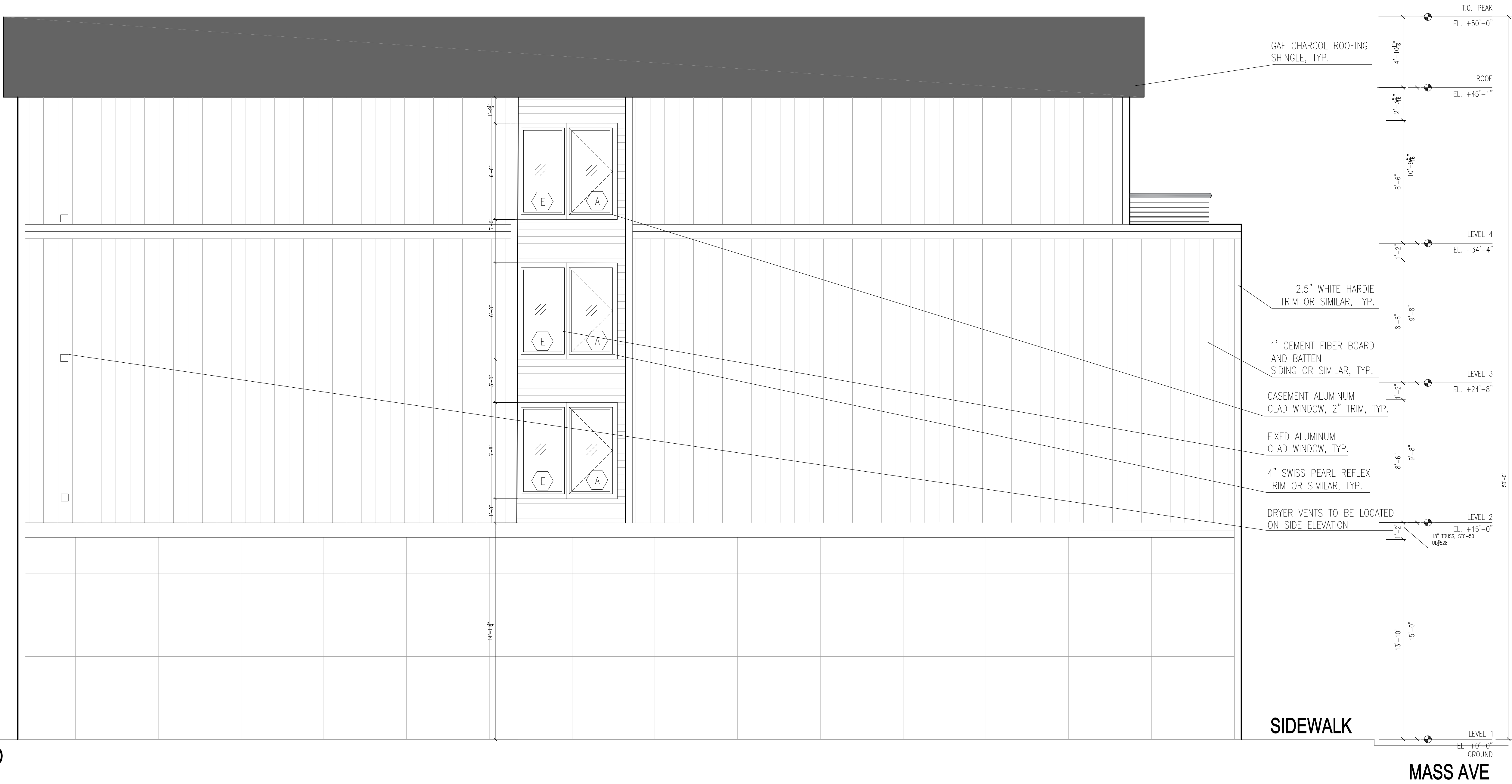


SEAL:

DRAWN BY:	CHECKED BY:
NAC	EZ
00	07-29-2025
	ISSUED FOR PERMIT

BUILDING ELEVATION

- SHEET NOTES**
- ELEVATION MARKERS
INDICATE ELEVATION
AT TOP OF FINISHED
FLOOR
 - A.F.F = SILL ELEVATION
AWAY FROM FINISHED
FLOOR
 - MATERIAL DIMENSIONS
SUGGEST NOMINAL
SIZE; REFER TO
MANUFACTURER FOR
EXACT DIMENSIONS

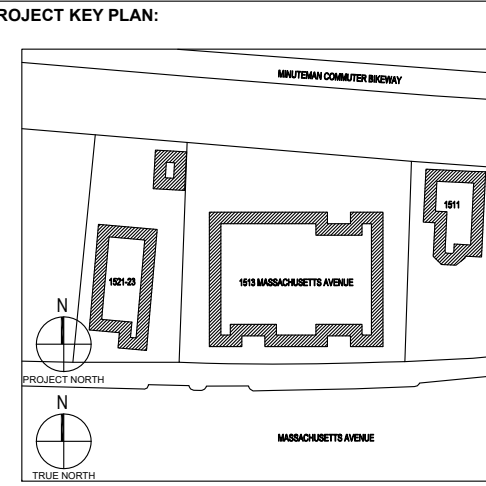


REAR YARD

SIDEWALK

MASS AVE

1 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



SEAL:

DRAWN BY: NAC	CHECKED BY: EZ
00	07-29-2025 ISSUED FOR PERMIT

BUILDING ELEVATION

- SHEET NOTES**
- ELEVATION MARKERS
INDICATE ELEVATION
AT TOP OF FINISHED
FLOOR
 - A.F.F = SILL ELEVATION
AWAY FROM FINISHED
FLOOR
 - MATERIAL DIMENSIONS
SUGGEST NOMINAL
SIZE; REFER TO
MANUFACTURER FOR
EXACT DIMENSIONS



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

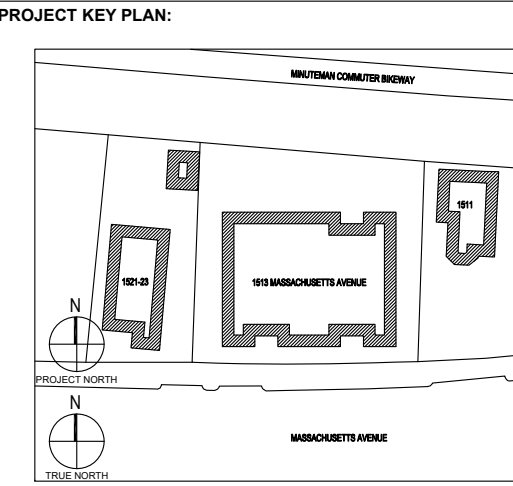
BUILDING ELEVATION

PROJECT
No.: 0680
DATE: 12-11-2025
SCALE: AS INDICATED

SHEET
No.:
ISSUED FOR PERMIT

A203

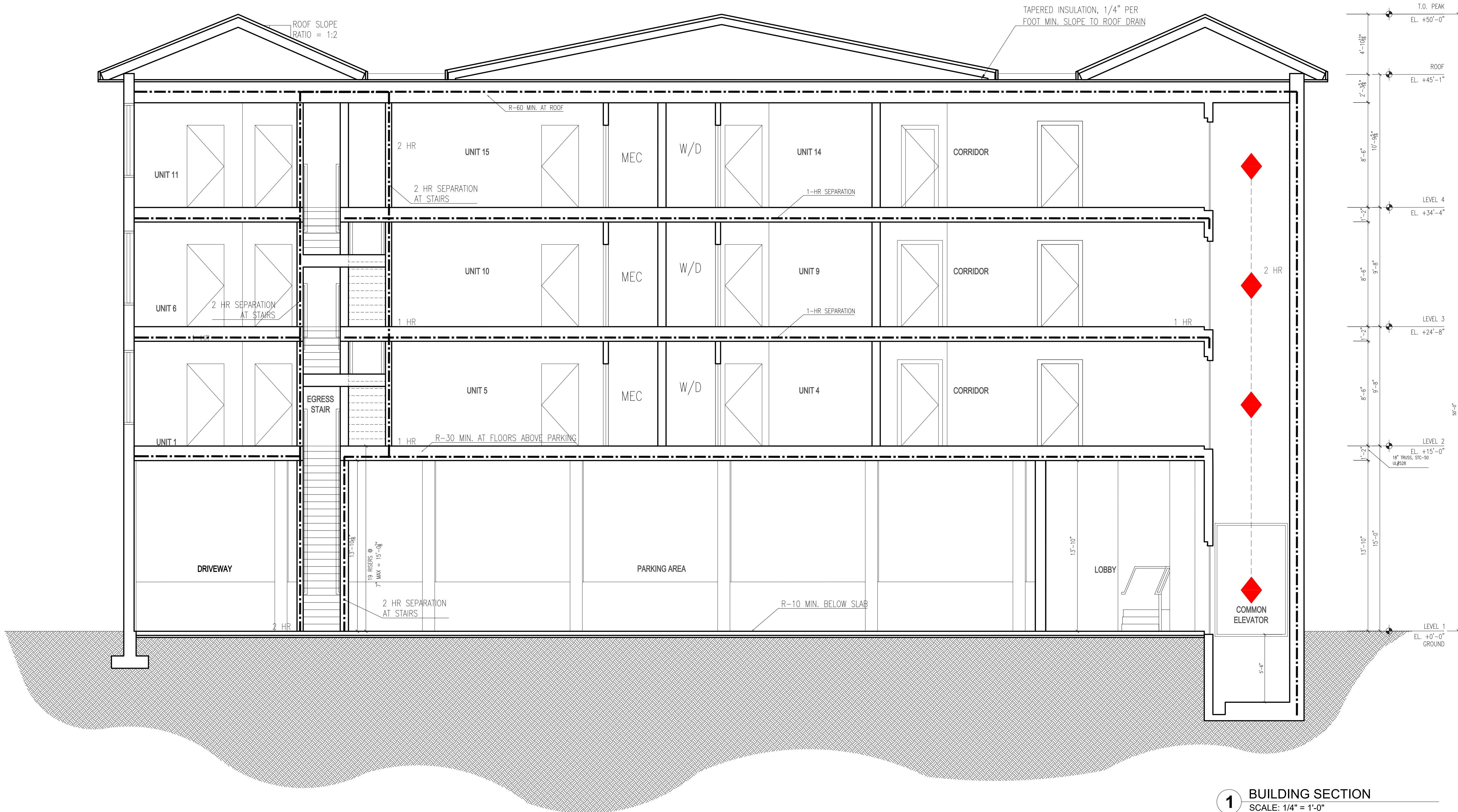
- SHEET NOTES**
- ELEVATION MARKERS INDICATE ELEVATION AT TOP OF FINISHED FLOOR
 - A.F.F = SILL ELEVATION AWAY FROM FINISHED FLOOR
 - MATERIAL DIMENSIONS SUGGEST NOMINAL SIZE; REFER TO MANUFACTURER FOR EXACT DIMENSIONS



SEAL:

DRAWN BY: NAC	CHECKED BY: EZ
00	07-29-2025 ISSUED FOR PERMIT

BUILDING ELEVATION

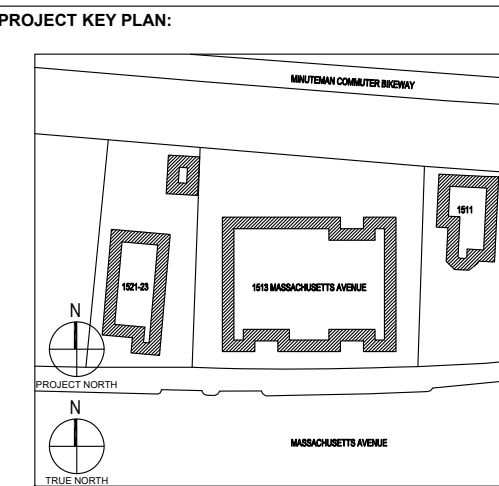


1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

1513-1519 MASSACHUSETTS AVE
Arlington, MA 02476
RISE REALTY
226 Harvard St, Brookline, MA, 02446
(617) 383-5659

ARCHITECT:
context
a collaborative design workshop
200 Portland Street, Boston, MA, 02114
(312) 780-9456

- SHEET NOTES**
1. REFER TO PLANS ON SHEETS A102-AXX FOR FIRE-RATED WALL TYPE AND LOCATION
 2. REFER TO SHEET A702 FOR TYP. FLOOR, ROOF, & CEILING ASSEMBLIES
 3. ELEVATION MARKERS INDICATE ELEVATIONS AT TOP OF FINISH FLOOR
 4. CONTRACTOR TO CONFIRM FLOOR AND ROOF MEMBER DEPTHS WITH FRAMING PLAN



SEAL:

DRAWN BY: NAC	CHECKED BY: EZ
00	07-29-2025 ISSUED FOR PERMIT

BUILDING SECTION

PROJECT No.: 0680 SHEET No.:
DATE: 12-11-2025
SCALE: AS INDICATED

A251

1513-1519 Mass Ave





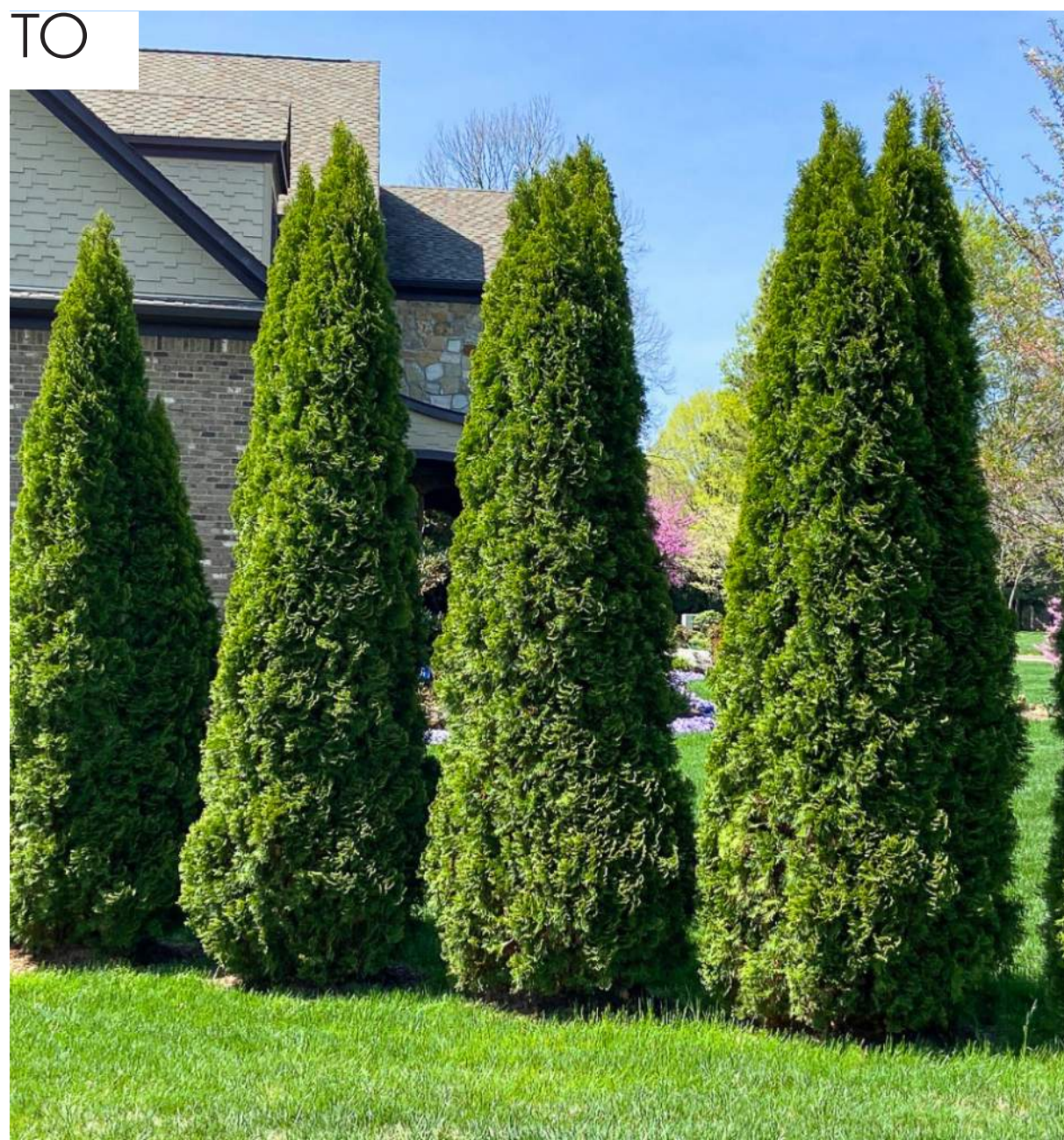




AL



TO



FG



HQ



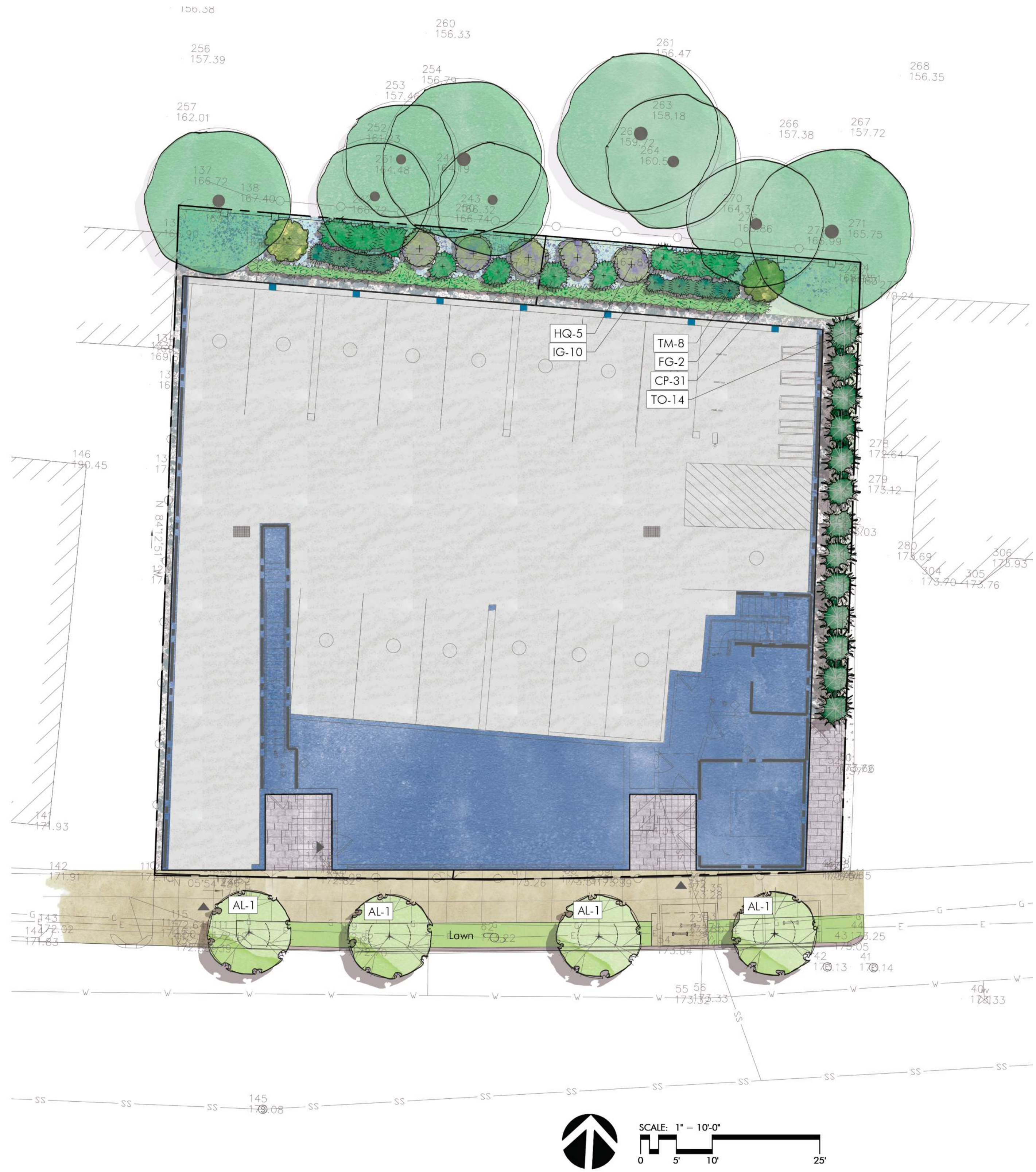
IG



TM



cp

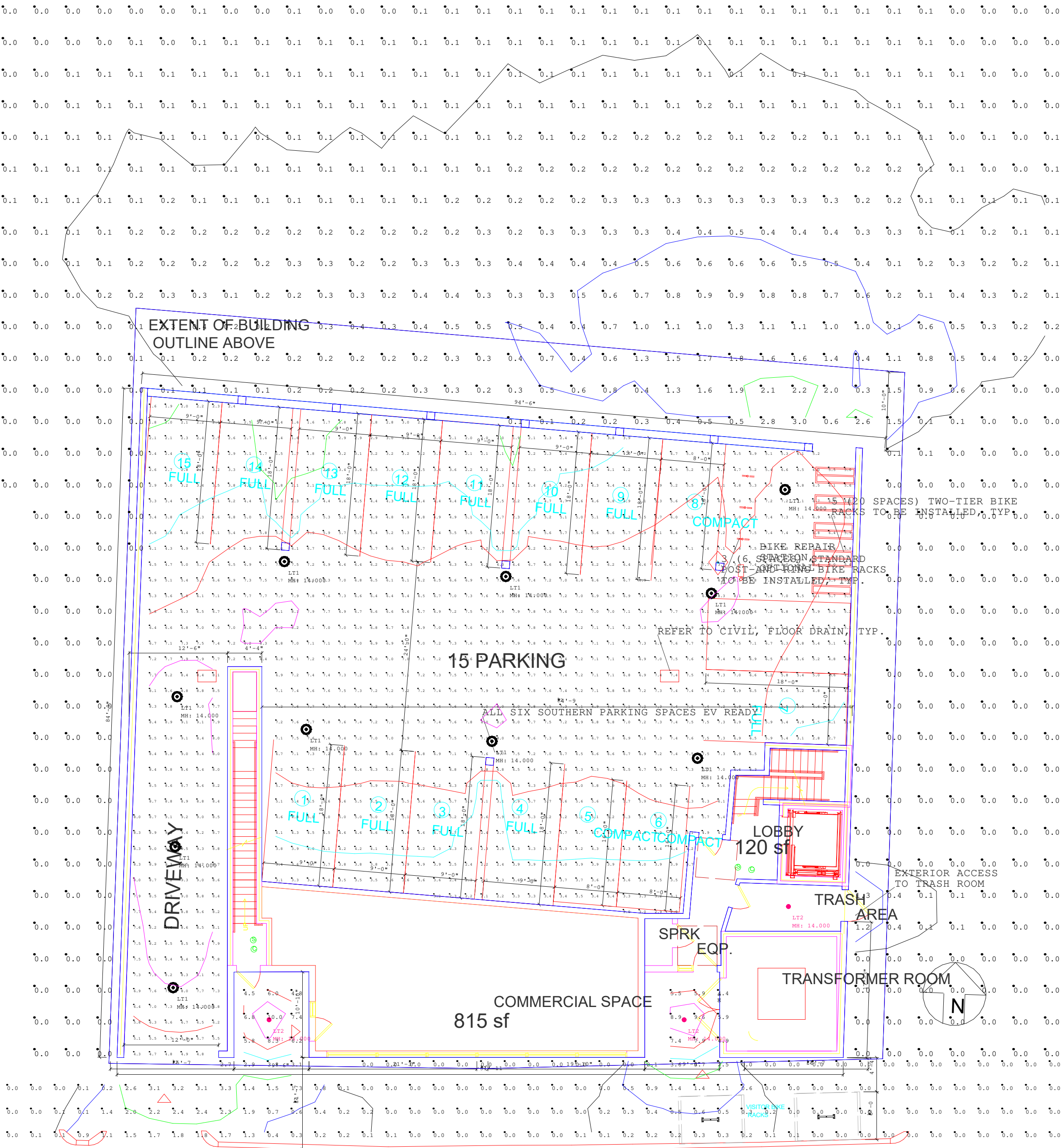


PROBABLE PLANT LIST: 1513-1519 MASS AVE.				
SYMB	QTY.	LATIN NAME	COMMON NAME	MIN. SIZE
TREES:				
AL	4	Amelanchier laevis	Serviceberry	2' cal.
TO	14	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6-8' Ht.
SHRUBS:				
FG	2	Fothergilla gardenii	Fothergilla	3 gal.
HQ	5	Hydrangea quercifolia	Oakleaf Hydrangea	5 gal.
IG	10	Ilex glabra	Common Inkberry	3 gal.
TM	8	Taxus media 'Hicksii'	Hick's Yew	3 gal.
PERENNIALS:				
cp	31	Carex pennsylvatica	Pennsylvania sedge	1 qt.

1513 MASS AVE AREA CALCULATIONS TABLE

LEVEL	UNIT	TYPE	SIZE (SF)
1	COMMERCIAL	-	813
1	LOBBY	-	120
2	UNIT 1	2 BED / 2 BATH	1033
2	UNIT 2	2 BED / 2 BATH	1112
2	UNIT 3	2 BED / 2 BATH	842
2	UNIT 4	3 BED / 2 BATH	1339
2	UNIT 5	2 BED / 2 BATH	1140
3	UNIT 6	2 BED / 2 BATH	1128
3	UNIT 7	2 BED / 2 BATH	1278
3	UNIT 8	2 BED / 2 BATH	904
3	UNIT 9	3 BED / 2 BATH	1248
3	UNIT 10	2 BED / 2 BATH	1049
4	UNIT 11	2 BED / 2 BATH	1128
4	UNIT 12	2 BED / 2 BATH	1278
4	UNIT 13	2 BED / 2 BATH	904
4	UNIT 14	2 BED / 2 BATH	942
4	UNIT 15	2 BED / 2 BATH	929
2-4	DECKS	1 PER UNIT	1748
LEVEL 1	GSF	-	1480
LEVEL 2	GSF	-	6857
LEVEL 3	GSF	-	6857
LEVEL 4	GSF	-	6359
TOTAL	GSF	-	21553
TOTAL	OPEN SPACE	PRIVATE DECKS + LANDSCAPING	3089

13 TWO-BED / TWO-BATH UNITS, 2 THREE BED / TWO BATH UNITS;
15 TOTAL RESIDENTIAL UNITS, 1 COMMERCIAL UNIT
21,553 TOTAL GSF



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
⊕	10	LT1	Single	0.900	OV-202-LED-5000L-DIM10-MVOLT-40K-WH	44.7	4972
⊕	3	LT2	Single	0.900	DMF_DRD2M-15-9-30-FL(X)_M4TRSWH-(X)	14.3	1221

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
GARAGE	Illuminance	Fc	5.88	9.5	1.4	4.20	6.79	
SIDEWALK	Illuminance	Fc	1.10	10.0	0.0	N.A.	N.A.	
SPILL LIGHT	Illuminance	Fc	0.19	3.0	0.0	N.A.	N.A.	

**IF REFLECTANCE VALUES ARE NOT PROVIDED, STANDARD VALUES WILL BE USED (80/50/20)

PROJECT:

LOCATION:

DRAWN BY:
DATE:
NOTES:

SCALE:

NTS





Town of Arlington, Massachusetts
Department of Planning and Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board
From: Claire V. Ricker, AICP Secretary Ex-Officio
Subject: Environmental Design Review, 1513-1515 and 1517-1519 Massachusetts Ave, Arlington, MA, Docket #3869
Date: December 11, 2025

I. Docket Summary

This memo serves as an update to the previous planning memo dated November 5, 2025. The following materials have been submitted and/or updated for consideration since the last meeting:

- Response Memo of updated materials, **dated 12/05/2025**,
- Photos of Existing Conditions, **updated 12/08/2025**,
- Architectural Plans and Drawings, **updated 12/08/2025**,
- Photo Renderings, **dated 12/08/25**,
- Lighting Plan, **dated 12/08/25**
- Landscape Plans, **updated 12/05/2025**
- Commercial and Residential Square Footage Calculations, **dated 12/08/25**.

The applicant has provided the following response to the Arlington Redevelopment Board's comments at the November 5, 2025 meeting:

- **The Commercial space is small**

The first-floor layout has been redesigned to allow for additional square footage within the commercial space. The commercial area is now approximately 815 square feet. The space maintains its prominent windows which allow light into the commercial area and which will activate and provide connectivity with the streetscape.

- **Floor to ceiling in commercial should be more prominent**

The proposed height of the first floor has been increased to approximately fifteen feet. This increase provides a more prominent commercial space and allows for a much higher floor to ceiling height, creating a more desirable commercial space which is distinguishable from the residential units above.

- **Provide clear signage to identify residential vs commercial**

Signage is proposed above the commercial windows as well as by the residential main entry and commercial entry to provide clear distinction and direction between the two uses.

- **Provide calculation sheets for GFA and open space**

Calculation sheets have been provided.

- **Show dimension for 4th floor pullback clearly on plans**

Dimension clearly provided showing fourth floor is setback 7'6".

- **Provide lighting plan for garage and light spillover**

Lighting plan provided.

- **Will there be safety features for parking along open air**

A four-foot barrier is proposed along the rear of the building. This barrier will greatly reduce light pollution and spillover from vehicles utilizing the garage and will provide a safety feature for the vehicles.

- **Provide updated renderings**

Revised renderings have been provided showing perspectives from both the front and the rear of the property.

- **Provide photos from bike path on existing conditions**

Existing condition photos have been provided showing views from the bike path.

- **Coordinate elevations and rendering to confirm they align**

Updated elevations and renderings provided.

- **Add more design and architectural features to break up the elevations to reduce flatness and scale**

Additional design elements such as bands have been added to the elevations to reduce the flatness and break up the façade and scale of the building. Additionally, a new material has been introduced on the ground level floor to break up the proposed massing of the building.

- **Add band at rear above parking**

Band has been added to rear elevations.

- **Provide dimensions for all parking spaces**

Dimensions have been added to all parking spaces.

- **Can the project include compact spaces**

The project now includes three compact spaces. The Board has the ability to allow up to twenty percent of the parking spaces as compact. The project includes fifteen total parking spaces, with three spaces or exactly twenty percent as compact. The Development Team respectfully requests a Special Permit to allow these compact spaces, as suggested by the ARB.

- **Provide an idea of where columns will be**

Approximate location of columns based on the current design have been added to the ground level floor plan.

- **Review of the location of the transformer**

We have consulted with our MEP consultant and the transformer is properly located. A transformer room is proposed towards the front right side of the building with dedicated access.

- **Confirm where unit exhaust will vent**

Notes have been added to the plans showing where vents will be located.

- **Where will heat pumps and compressors be located?**

Roof plan has been updated to show location of heat pumps and compressors.

- **Is there access from the proposed bike parking area to rear**

Access is being proposed to the rear and is shown on the rear elevation and first floor plan.

- **Ensure bike storage can easily be accessed**

Parking layout has been revised including the addition of compact spaces. Part of this reconfiguration allows for a clear path of travel and ample clearance to allow access to and from the bike storage area.

- **Confirm EV charging**

The Applicant is committed to making parking spaces one through six EV ready as shown on the Level 1 plan.

II. Findings

1. The ARB can find that the project is consistent with Environmental Design Review per §3.4 of the Zoning Bylaw.
2. The ARB can find that the project is consistent with §3.3, Special Permits of the Zoning Bylaw.

III. Conditions

A. General

1. The final design, sign, exterior material, landscaping, and lighting plans shall be subject to the approval of the Arlington Redevelopment Board or administratively approved by the Department of Planning and Community Development.
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with Article 30 of Town Bylaws.

6. The Applicant shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the development. The applicant shall provide evidence that a final plan for drainage and surface water removal has been reviewed and approved by the Town Engineer.
7. Upon installation of landscaping materials and other site improvements, the Applicant shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
8. All utilities serving or traversing the site (including electric, telephone, cable, and other such lines and equipment) shall be underground.
9. Upon the issuance of the building permit, the Applicant shall file with the Building Inspector and the Department of Community Safety the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.
10. Building signage shall be filed with and reviewed and approved by the Department of Planning and Community Development and Inspectional Services.
11. The applicant must comply with the conditions set forth herein, with the State Building Code, including the Town of Arlington requirements, and, where applicable, with the Massachusetts Architectural Access Board regulations.
12. The applicant must obtain the necessary building permits and work with the Town Engineer to ensure compliance with all applicable codes.

B. Special Conditions

1. The owner will work with the Department of Planning and Community Development to comply with all requirements of Section 8.2, Affordable Housing Requirements.
2. The affordable units must be equitably dispersed throughout the building and shall be comparable to market-rate units in terms of location, quality and character, room size, number of rooms, number of bedrooms, and external appearance.
3. An Affordable Housing Deed Restriction shall be executed with the Town prior to issuance of an Occupancy Permit for the two affordable units.



Town of Arlington, Massachusetts

Public Hearing: Docket 3866 18 Grafton St

Summary:

8:10 pm Site Plan Review hearing (continued from November 10)

ATTACHMENTS:

Type	File Name	Description
▢ Application	18_Grafton_St_-_Impact_Statement_-_12-8-25.pdf	18 Grafton St - Impact Statement - 12-8-25
▢ Application	18_Grafton_St_-_LEED_Checklist_-_8-11-25_-_updated_letter.pdf	18 Grafton St - LEED Checklist - 8-11-25 - updated letter
▢ Application	18_Grafton_St_-_Dimensional___Parking_Info_-_12-8-25.pdf	18 Grafton St - Dimensional & Parking Info - 12-8-25
▢ Application	18_Grafton_St_-_Plans___Drawings_-_12-3-25.pdf	18 Grafton St - Plans & Drawings - 12-3-25
▢ Application	18_Grafton_St_-_Landscape_Plan_-_11-26-25.pdf	18 Grafton St - Landscape Plan - 11-26-25
▢ Application	18_Grafton_St_-_Civil_Set_-_Revised_-_11-21-25.pdf	18 Grafton St - Civil Set - Revised - 11-21-25
▢ Application	SPR_memo_Docket_3866_18_Grafton_St_-_Updated_12-11-2025.pdf	SPR memo Docket 3866 18 Grafton St - Updated 12-11-2025

IMPACT STATEMENT

Building Address: 18 Grafton Street, Arlington

Prepared By: MGD+ LLC / Derek Rubinoff

Preservation of Landscape

The proposed building will be located approximately in the same footprint as the existing structure. The lot is relatively flat, with no trees impacted by the proposed work. The single street tree located at the front left corner of the lot will be protected throughout the duration of construction.

Relation of Buildings to Environment

The proposed structure maintains the same orientation as the existing building. The primary entrance to the building is on the side. The scale of the building was designed to maintain the aesthetic of a single-family residence. The driveway remains on the left side of the property, consistent with current conditions and serves as a walkway to the main entry. The building consists of 3 full stories, reflecting both the existing building and the architectural context of adjacent homes. A shed for bicycle storage will replace the existing garage in the back-left corner of the lot.

Open Space

Usable open space is primarily situated at the rear of the property, consistent with the current layout. The front yard will be landscaped with lawn areas similar to existing conditions. This open space will be shared by all units. Landscaping along the left and right sides of the structure is limited due to driveway placement and sun exposure. The left side driveway remains in its existing location, while the right side will be dedicated to mechanical equipment placement and access to the crawl space.

Circulation

Pedestrian circulation from all units connects directly to Grafton Street. Residents may access the parking area via the public sidewalk.

Surface Water Drainage

Stormwater runoff from the roof will be directed through a gutter system to a subsurface stormwater management system located beneath the driveway. This system includes four Cultec chambers, as detailed in the civil engineering plans. A trench drain will be installed at the terminus of the parking area to capture surface runoff. Window wells will be equipped with precautionary drains, which will also discharge into the stormwater system.



Utility Service

All utility lines will be installed underground. New 1" domestic water service lines will be extended from the 6" municipal main to each unit. A dedicated 2" line will provide water for the fire suppression system. A new sewer line will also be installed and encased in concrete, per the civil plans, due to its proximity to the water lines.

Special Features

A six-foot-tall privacy fence will be installed along the perimeter of the property. Secure permanent bicycle storage will be provided in a dedicated shed located at the rear of the lot. Temporary bike location will be provided in the front of the building.

Safety

All units will meet applicable code requirements for means of egress. Any deck, landing, or similar feature exceeding 30 inches in height will include a code-compliant guardrail. Entry doors are located within the required NFPA distance from Grafton Street. All units will be equipped with the infrastructure to support optional user-installed surveillance systems.

Heritage

The building design complements the residential character of Grafton Street. The mansard-style roof maintains a traditional two-and-a-half-story appearance, consistent with neighboring structures.

Microclimate

All walkways will be constructed using light gray porous paving materials to reduce solar heat gain and promote natural groundwater recharge. The roof will be surfaced with a light-colored EPDM membrane, consistent with EPA recommendations for cool roof installations.

Sustainable Building and Site Design

The project will comply with the Massachusetts Stretch Energy Code. The building will operate fully on electricity for heating, cooling, and cooking. Electric vehicle-ready circuits will be installed at the parking area to accommodate future EV charger installations. The roof structure will be designed to be solar-ready. See the Sustainable Buildings and Site Design Analysis for further details.

ARCHITECTURAL
HABITAT
DESIGN
CONSULTATION



411 LEXINGTON STREET NEWTON, MA 02459
(617) 557-3222 • MGD (5643)
MGDPLUS.COM



December 8th, 2025

Arlington Redevelopment Board

Arlington Town Hall
730 Massachusetts Avenue
Arlington, MA 02476

Re: 18 Grafton Street, Arlington, MA – LEED Certification

To Whom It May Concern:

This letter is to confirm that the proposed residential development at 18 Grafton Street, Arlington, MA is not being registered or pursued under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system for Building Design and Construction (BD+C) or any other LEED certification pathway.

While the project is not seeking LEED certification, it will comply fully with all applicable requirements of 780 CMR (Massachusetts State Building Code) and related state and local codes, including the Massachusetts Specialized Stretch Energy Code and applicable provisions of the MA Plumbing, Mechanical, and Fire Safety Codes. In addition, certain sustainable design elements, such as energy-efficient building envelope assemblies, code-compliant water-efficient plumbing fixtures, and low-emitting interior finishes, may be incorporated as part of standard design and construction practices.

The LEED Checklist is provided solely for informational purposes and to compare to a LEED certifiable project.

Sincerely,

Trevor O'Leary | Project Manager
MGD+ LLC
411 Lexington Street, Auburndale MA 02466
e. toleary@mgdplus.com
c. (781) 635-3456

ARCHITECTURAL
HABITAT
DESIGN
CONSULTATION



411 LEXINGTON STREET NEWTON, MA 02459
(617) 857-3225 MGD (5643)
MGDPLUS.COM



LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

Project Name: 18 Grafton St, Arlington
Date: 08/11/25

Y ? N

1			Credit	Integrative Process	1
---	--	--	--------	---------------------	---

15	0	0	Location and Transportation		16
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
2			Credit	High Priority Site	2
5			Credit	Surrounding Density and Diverse Uses	5
3			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
2			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

4	0	0	Sustainable Sites		10
Y			Prereq	Construction Activity Pollution Prevention	Required
			Credit	Site Assessment	1
			Credit	Site Development - Protect or Restore Habitat	2
			Credit	Open Space	1
2			Credit	Rainwater Management	3
1			Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1

5	0	0	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
3			Credit	Indoor Water Use Reduction	6
			Credit	Cooling Tower Water Use	2
			Credit	Water Metering	1

1	0	0	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
			Credit	Enhanced Commissioning	6
			Credit	Optimize Energy Performance	18
			Credit	Advanced Energy Metering	1
			Credit	Demand Response	2
			Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
			Credit	Green Power and Carbon Offsets	2

0	0	0	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
			Credit	Building Life-Cycle Impact Reduction	5
			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
			Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
			Credit	Building Product Disclosure and Optimization - Material Ingredients	2
			Credit	Construction and Demolition Waste Management	2

14	0	0	Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1			Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
2			Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1			Credit	Interior Lighting	2
3			Credit	Daylight	3
1			Credit	Quality Views	1
1			Credit	Acoustic Performance	1

0	0	0	Innovation		6
			Credit	Innovation	5
			Credit	LEED Accredited Professional	1

0	0	0	Regional Priority		4
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

40	0	0	TOTALS		Possible Points:	110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110						

DIMENSIONAL AND PARKING INFORMATIONProperty Location: 18 Grafton stZoning District: NMFApplicant: Albert AzatyantsAddress: 200F Main street Box 352, Stoneham, MA, 02180

Present Use/Occupancy: No. of Dwelling Units and sizes:

Residential: Single family dwelling

Uses and their gross square feet:

Proposed Use/Occupancy: No. of Dwelling Units and sizes:

Residential : 5 units

Uses and their gross square feet:

RESIDENTIAL 3798 SF

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size	4804	4804	min. N/A
Frontage	N/A	N/A	min. N/A
Floor Area Ratio ¹	N/A	N/A	max. N/A
Lot Coverage (%), where applicable	N/A	N/A	max. N/A
Lot Area per Dwelling Unit (sf)	N/A	N/A	min. N/A
Front Yard Depth (feet)	12.7	15.2	min. 15
Side Yard Width (feet) right side	7.1	5.4	min. 5 (SUM OF 2 SIDES= 20')
left side	12.2	17.0	min. 5 (SUM OF 2 SIDES= 20')
Rear Yard Depth (feet)	15.7	20.6	min. 20
Height stories	3	3	stories ² 3
feet	30.4	31.48	Feet 35
Open Space (% of G.F.A. or lot size) ³	N/A	N/A	min. N/A
Landscaped (sf)	N/A	N/A	(sf) N/A
Usable (sf)	N/A	N/A	(sf) N/A
Parking Spaces (#) ⁴	2	1	min. N/A
Parking Area Setbacks (feet) (where applicable)	N/A	N/A	min. N/A
Loading Spaces (#)	N/A	N/A	min. N/A
Bicycle Parking ⁵ short term	N/A	2	min. 1
long term	N/A	10	min. 6

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA or lot size, depending on the zoning district. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking and Section 5.9.4.F. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

18 GRAFTON STREET

COVER PAGE

12/03/25



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mgdplus.com
info@mgdplus.com

PAGE A-00

SHEET NUMBER	SHEET NAME
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PAGE A-00	COVER PAGE
PAGE A-01	SHEET LIST & CODE SUMMARY
PAGE A-02	EXISTING CONDITIONS
PAGE A-03	ARCHITECTURAL SITE PLAN
PAGE A-04	AREA PLANS
PAGE A-05	CRAWL SPACE FLOOR PLAN
PAGE A-06	FIRST FLOOR PLAN
PAGE A-07	SECOND FLOOR PLAN
PAGE A-08	THIRD FLOOR PLAN
PAGE A-09	ROOF PLAN
PAGE A-10	FRONT ELEVATION
PAGE A-11	LEFT ELEVATION
PAGE A-12	RIGHT ELEVATION
PAGE A-13	REAR ELEVATION
PAGE A-14	FRONT ELEVATION RENDER

ZONING ANALISYS SUMMARY			
ADDRESS	18 GRAFTON STREET ARLINGTON MA 02474		
ZONING DISTRICT	NMF		
LOT SIZE	4804 SF		
DESCRIPTION	CODE REFERENCE	REQUIRED / ALLOWED	PROPOSED
USE			
LOT AREA		4804 SF	4804 SF
FAR - GFA		F.A.R NOT REQUIRED	F.A.R NOT REQUIRED
BUILDING HEIGHT		35.0 ft /	0.0 ft /
MIN. USABLE OPEN SPACE		NOT REQUIRED	NOT REQUIRED
MAX. LOT COVERAGE		NOT REQUIRED	NOT REQUIRED
SETBACKS			
FRONT		15.0 ft	0.0 ft
SIDE (LEFT)		5.0 ft	0.0 ft
SIDE (RIGHT)		5.0 ft	0.0 ft
REAR		20.0 ft	0.0 ft

ARLINGTON ZONING BYLAWS			
ZONING DISTRICT: NMF			
LOT SIZE: 4,804 SF	ARLINGTON ZONING BYLAWS		
PROPOSED USE	ALLOWED	PROPOSED	REFERENCE SECTION
	RESIDENTIAL	RESIDENTIAL	SECTION 5
SITE DIMENSIONAL STANDARDS			
LOT SIZE	NO REQUIREMENT	COMPLIANT	66 of 206 SECTION 5
LOT FRONTAGE (MIN.)	NO REQUIREMENT	COMPLIANT	SECTION 5
SETBACKS	FRONT: 15' OR AVERAGE	SEE CIVIL DRAWINGS - COMPLIANT	SECTION 5
	SIDE: 5'	SEE CIVIL DRAWINGS - COMPLIANT	SECTION 5
	REAR: 20'	SEE CIVIL DRAWINGS - COMPLIANT	SECTION 5
LOT COVERAGE	NO REQUIREMENT	SEE CIVIL DRAWINGS - COMPLIANT	SECTION 5
LANDSCAPED / USABLE OPEN SPACE	NO REQUIREMENT	SEE CIVIL DRAWINGS - COMPLIANT	SECTION 5
LOT AREA PER DWELLING UNIT	NO REQUIREMENT	COMPLIANT	SECTION 5
PARKING PLACEMENT	NO PARKING ALLOWED IN FRONT SETBACK	SEE CIVIL DRAWINGS - COMPLIANT	SECTION 6
BICYCLE PLACEMENT	1.5 SPACES PER DWELLING UNIT	COMPLIANT	SECTION 6
BUILDING MASSING			
F.A.R	NO REQUIREMENT	COMPLIANT	SECTION 5
MAX HEIGHT	3 STORIES / 35 FEET	3 STORIES / 34 FEET - COMPLIANT	SECTION 5
LOT COVERAGE	NO REQUIREMENT	SEE CIVIL DRAWINGS - COMPLIANT	

Scale 1 1/2" = 1'-0"



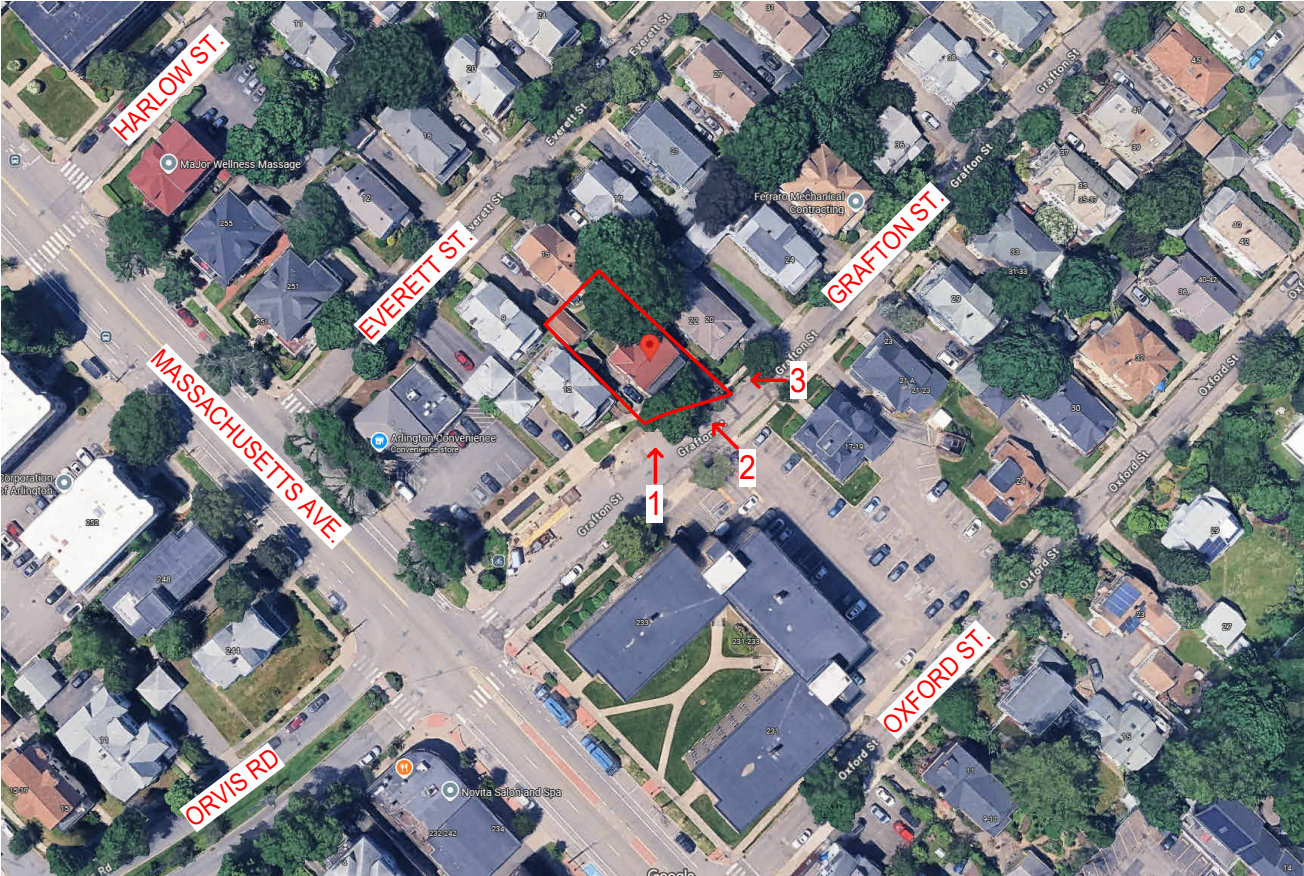
VIEW 1



VIEW 2



VIEW 3



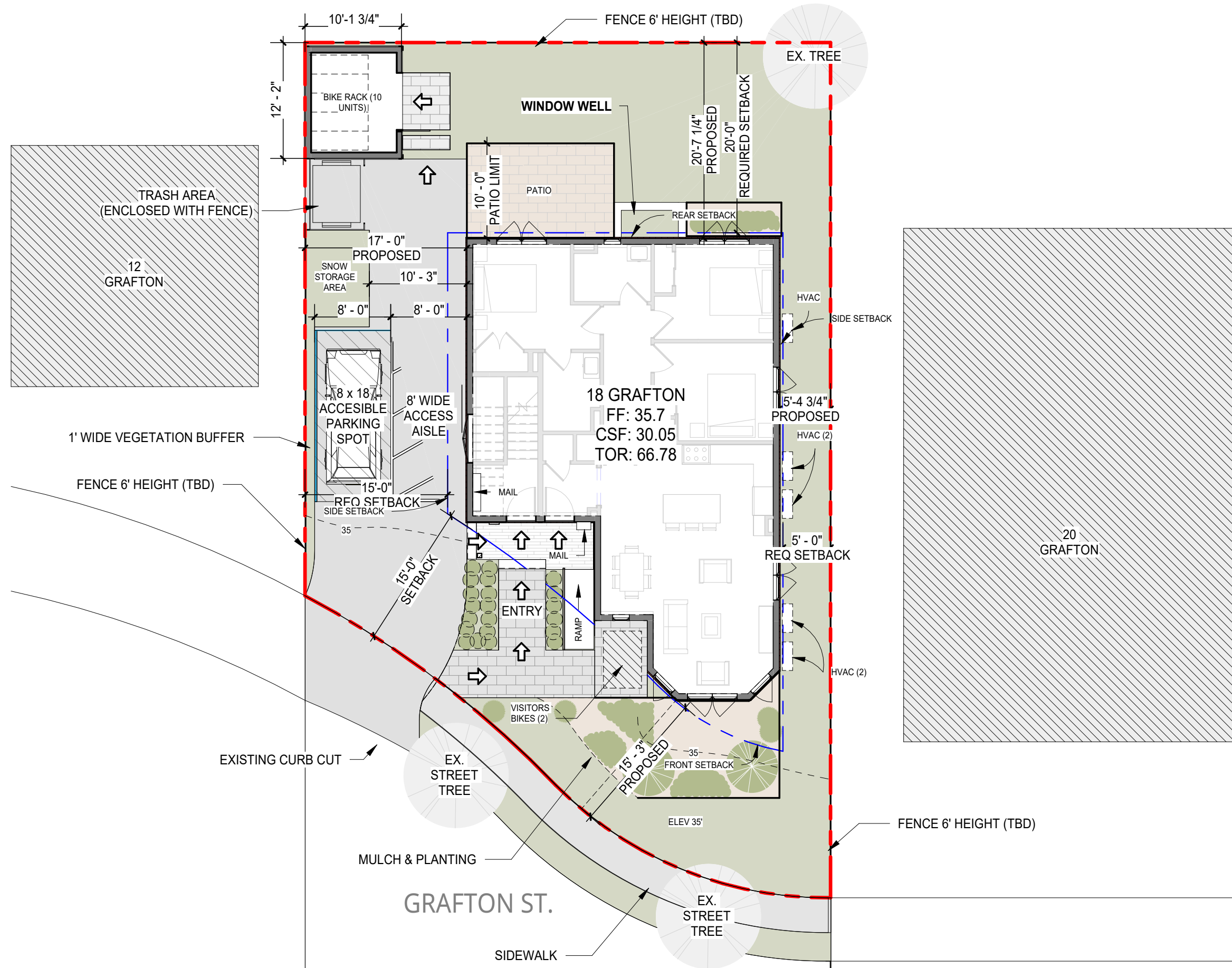
LOCATION MAP

18 GRAFTON STREET

EXISTING CONDITIONS

12/03/25

Scale

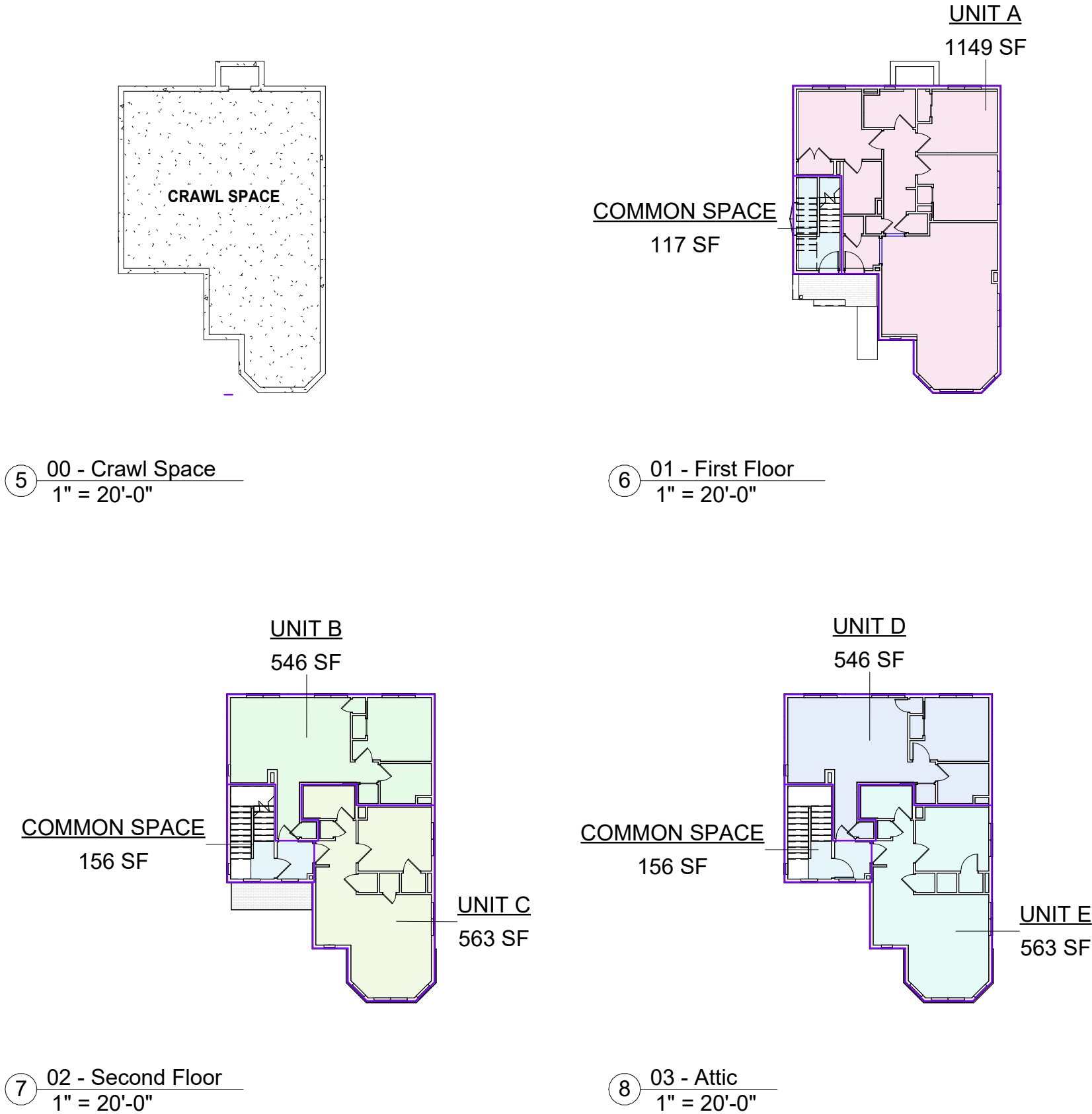


18 GRAFTON STREET

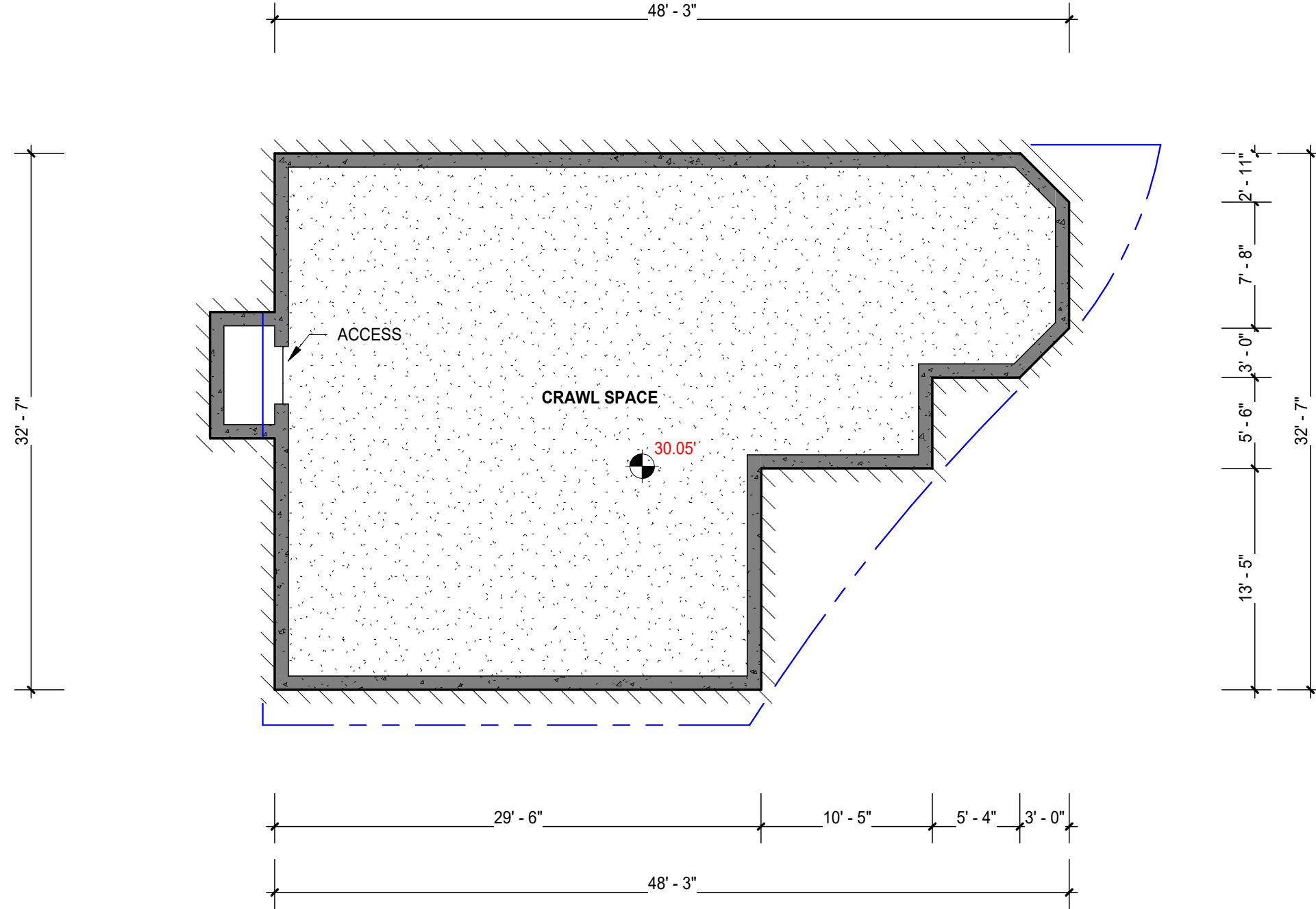
ARCHITECTURAL SITE PLAN

12/03/25

Scale 3/32" = 1'-0"



MARKETABLE FLOOR AREA		
LEVEL	AREA (SF)	COMMENTS
COMMON SPACE		
01 - First Floor	117 SF	
02 - Second Floor	156 SF	
03 - Third Floor	156 SF	
	430 SF	
UNIT A		
01 - First Floor	1149 SF	
	1149 SF	
UNIT B		
02 - Second Floor	546 SF	
	546 SF	
UNIT C		
02 - Second Floor	563 SF	
	563 SF	
UNIT D		
03 - Third Floor	546 SF	69 of 206
	546 SF	
UNIT E		
03 - Third Floor	563 SF	
	563 SF	
TOTAL FLOOR AREA	3798 SF	



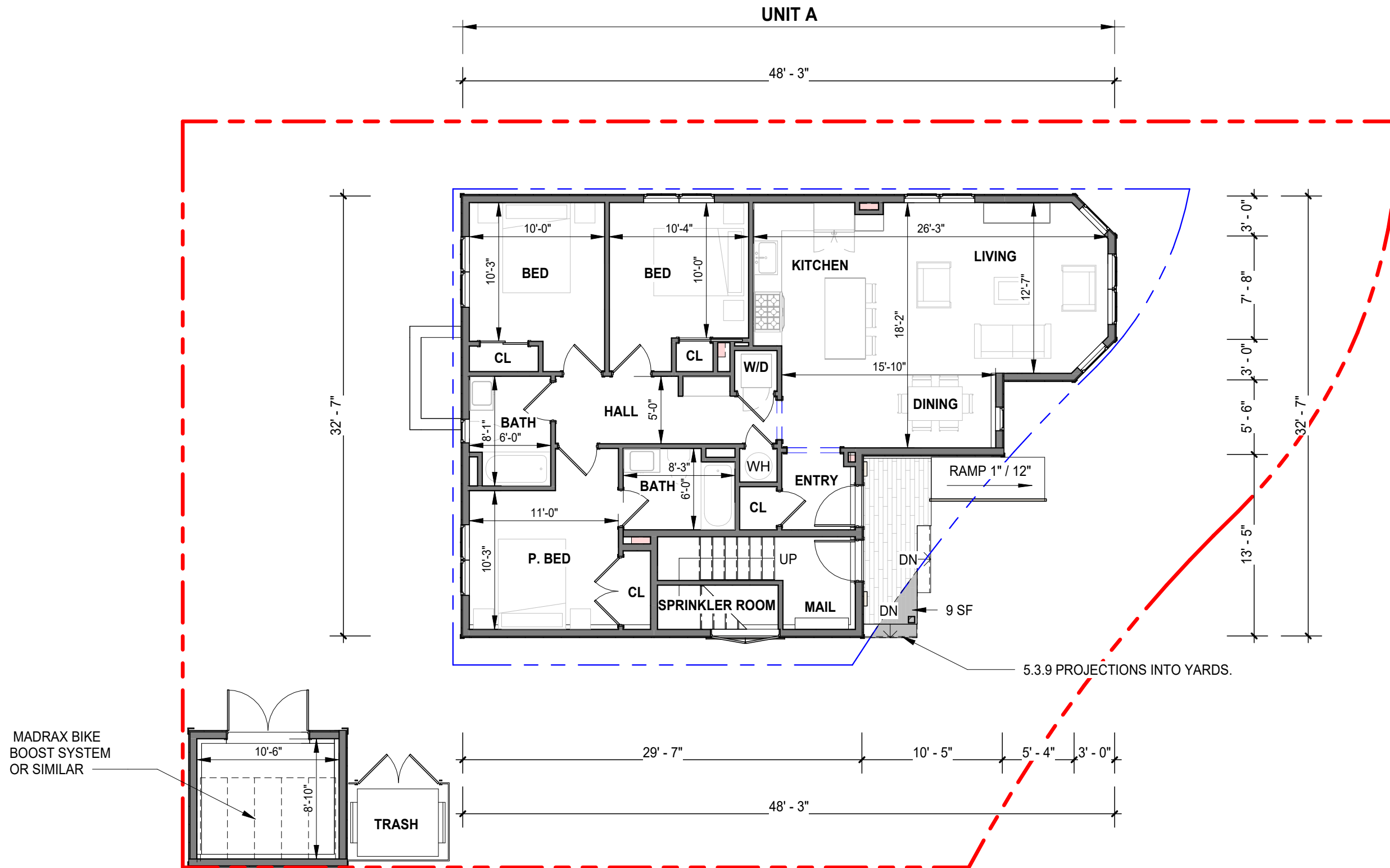
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18 GRAFTON STREET

CRAWL SPACE FLOOR PLAN

12/03/25

Scale 1/8" = 1'-0"



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18 GRAFTON STREET

FIRST FLOOR PLAN

12/03/25

Scale 1/8" = 1'-0"

OPTION 1

PAGE A-06

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HABITAT DESIGN

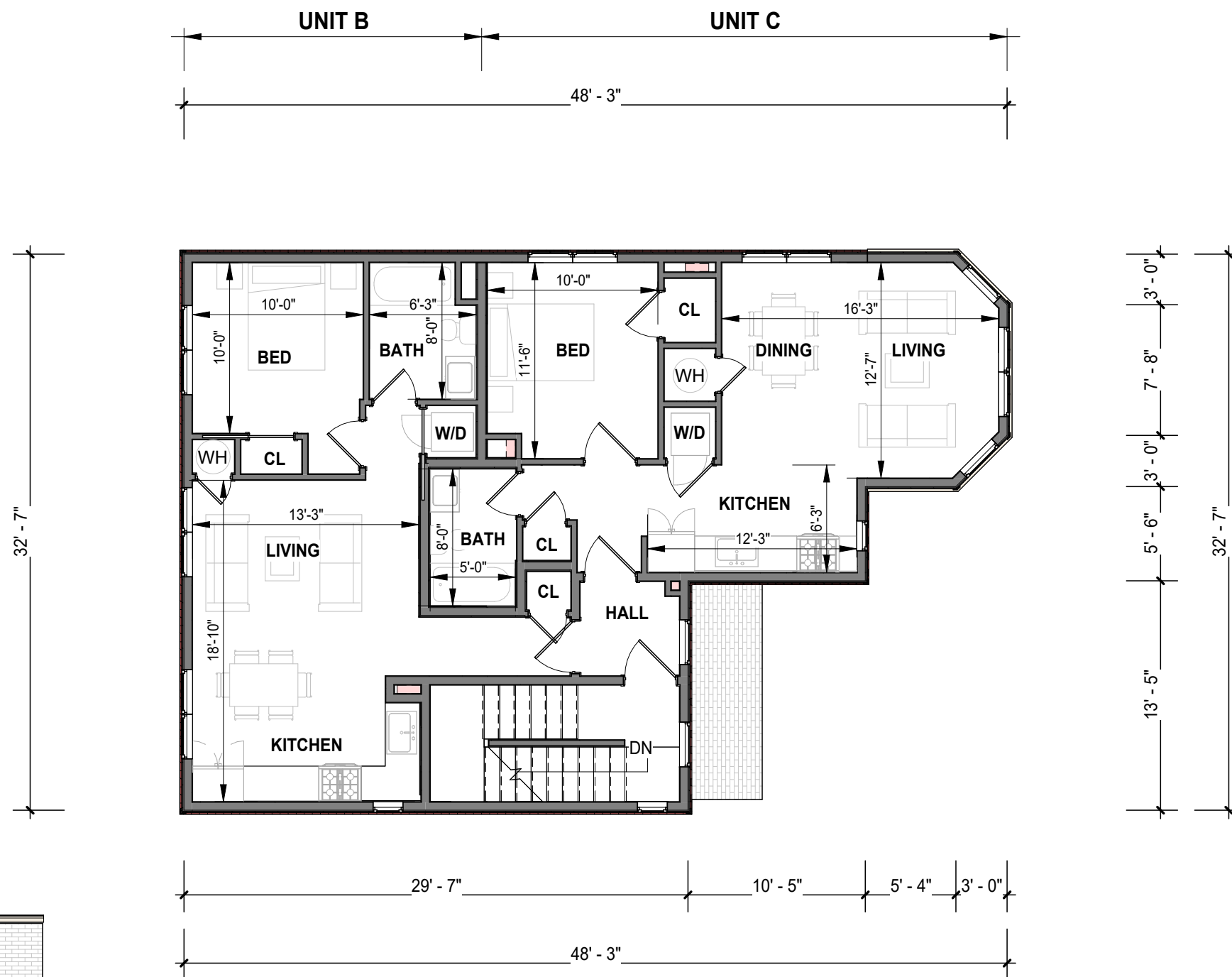
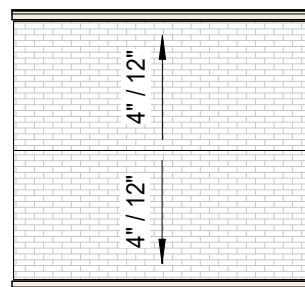
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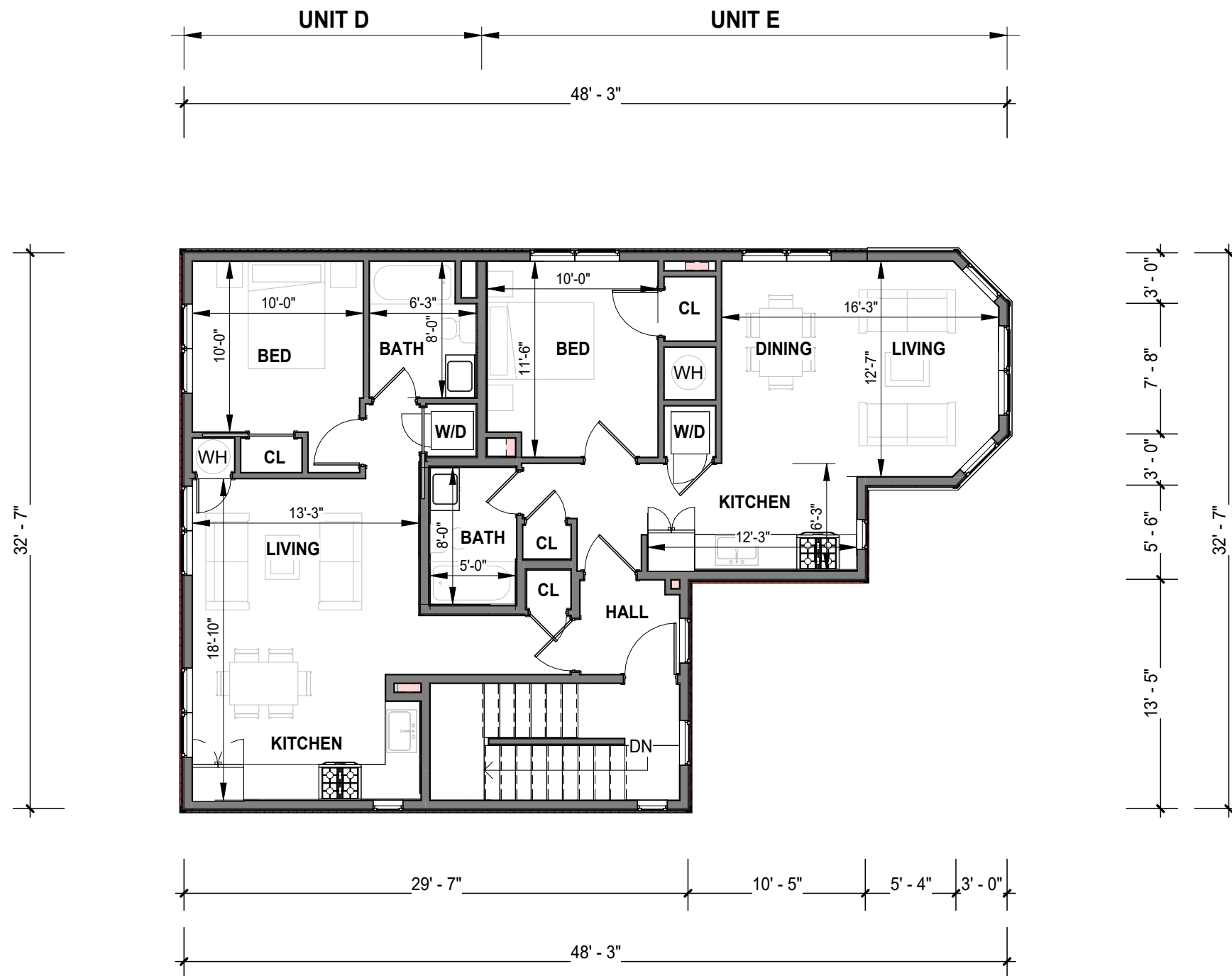
18 GRAFTON STREET

SECOND FLOOR PLAN

12/03/25

Scale 1/8" = 1'-0"





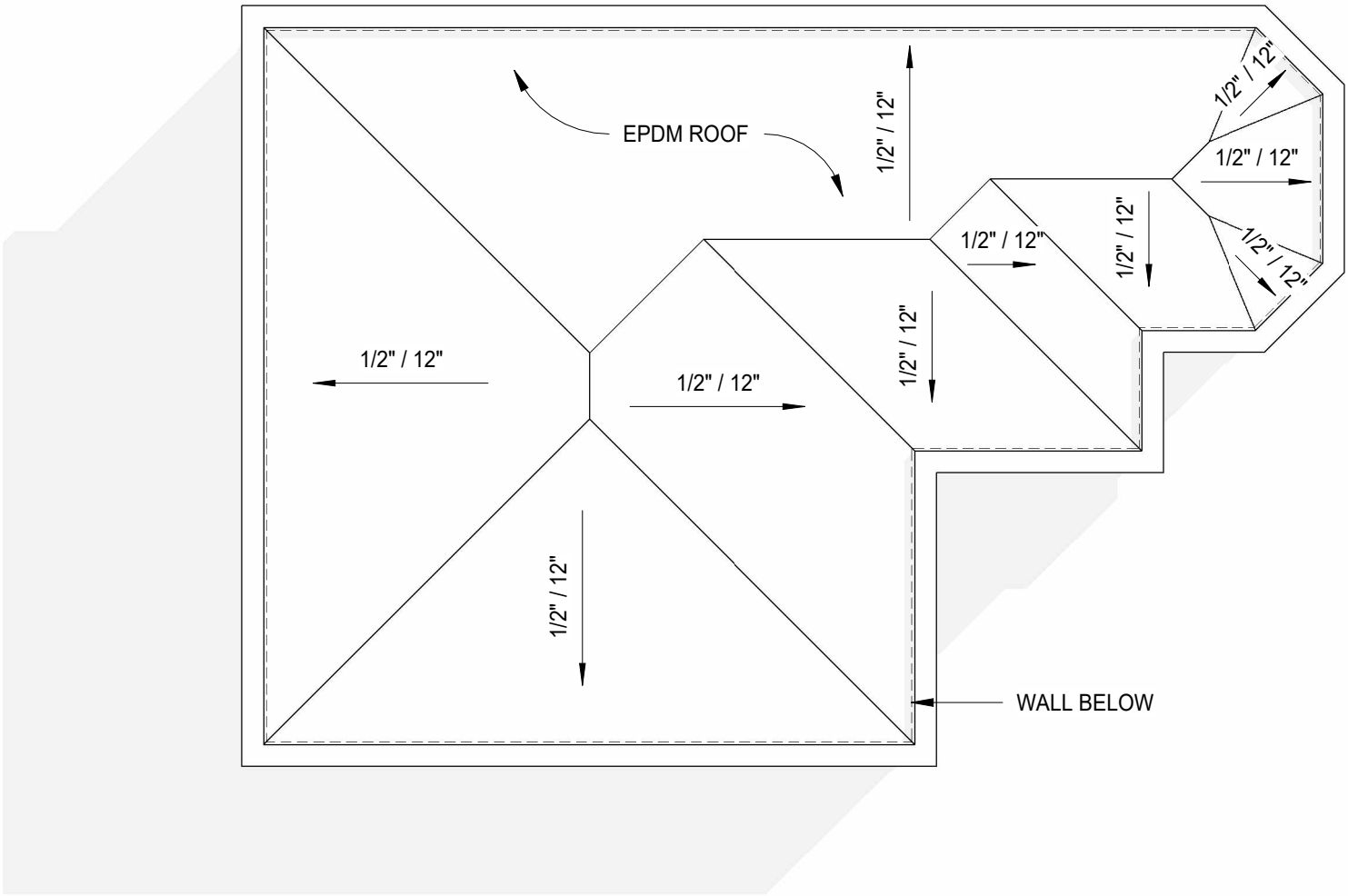
73 of 206

18 GRAFTON STREET

THIRD FLOOR PLAN

12/03/25

Scale 1/8" = 1'-0"

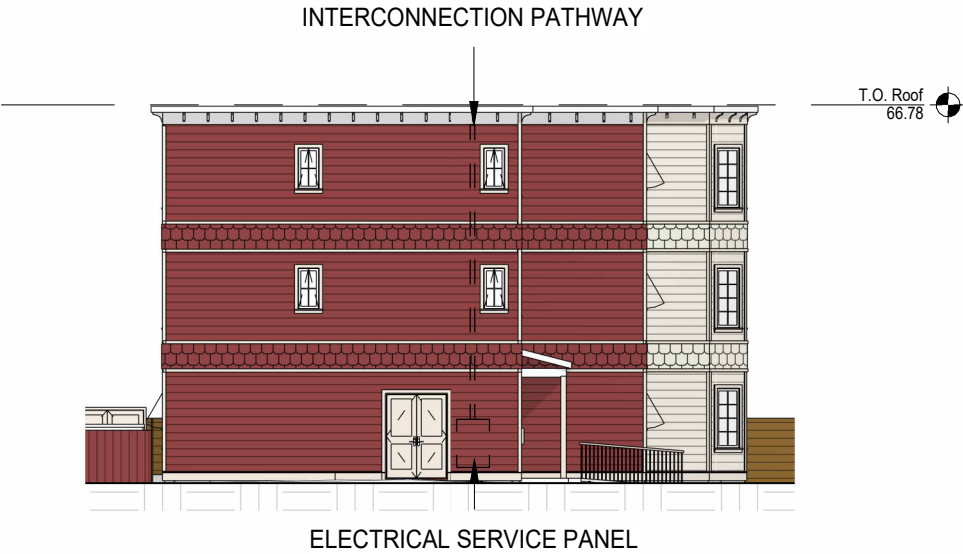
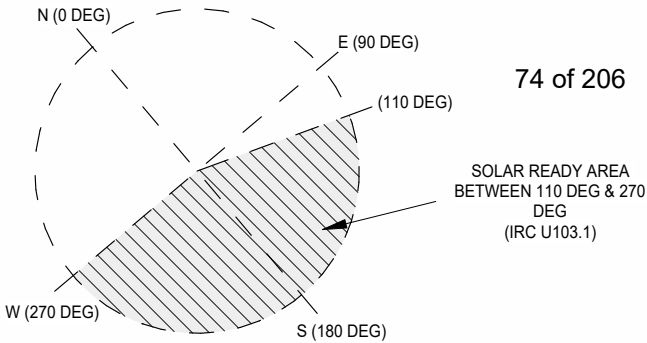
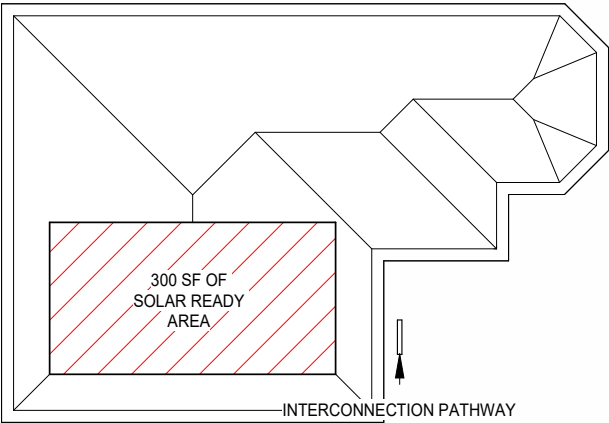


SOLAR READY ZONE AREA

U103.3 SOLAR READY ZONE AREA.THE TOTAL SOLAR READY ZONE AREA SHALL BE NOT LESS THEN 300 SF EXCLUSIVE OF MANDATORY ACCESS OR SETBACK AREAS AS REQUIRED BY IFC. ****COMPLIANT****

THE SOLAR READY ZONE SHALL BE COMPOSED OF AREAS NOT LESS THAN 5 FEET IN WIDTH AND NOT LESS THAN 80 SF. ****COMPLIANT****

POSSIBLE TOTAL SOLAR READY ZONE SF: 300 SF >= 300 SF REQUIRED (EACH UNIT) - U103.3



18 GRAFTON STREET

ROOF PLAN

12/03/25
Scale As indicated



18 GRAFTON STREET

FRONT ELEVATION

12/03/25

Scale 1/8" = 1'-0"



18 GRAFTON STREET

LEFT ELEVATION

12/03/25

Scale 1/8" = 1'-0"



18 GRAFTON STREET

RIGHT ELEVATION

12/03/25

Scale 1/8" = 1'-0"



18 GRAFTON STREET

REAR ELEVATION

12/03/25

Scale 1/8" = 1'-0"

18 GRAFTON STREET

FRONT ELEVATION RENDER



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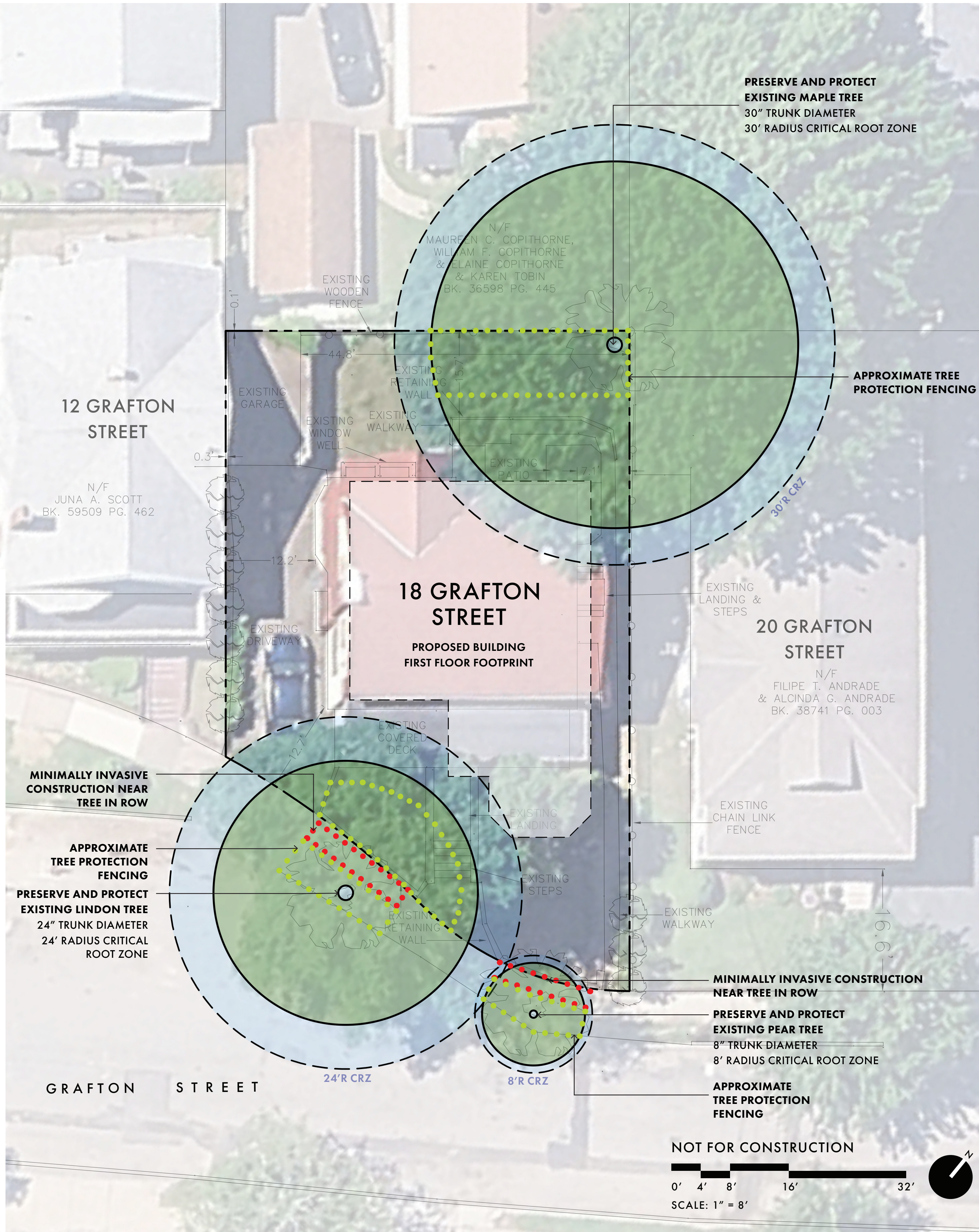
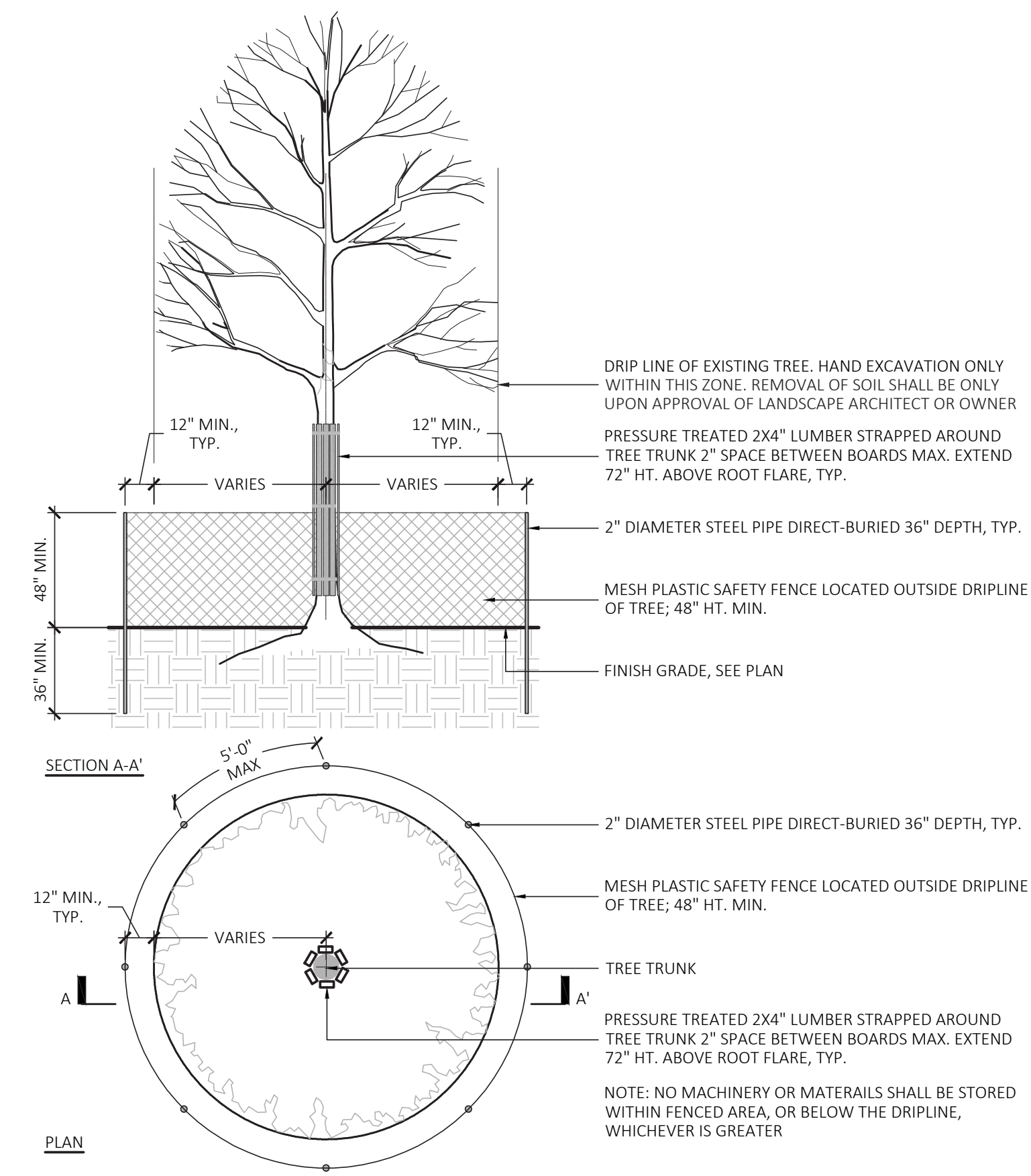
PAGE A-14

18 GRAFTON STREET

LANDSCAPE CONCEPT

MDLA

SA DEVELOPMENT
CORP





- LEGEND
- 1

NEW CONCRETE CURB CUT. WIDTH TO MATCH EXISTING
- 2

NEW CIP CONCRETE WALKWAY. WIDTH TO MATCH EXISTING
- 3

REPAIR AND IMPROVE EXISTING LAWN APRON. EXISTING TREES TO REMAIN
- 4

PERMEABLE CONCRETE PAVERS
- 5

LAWN, TYPICAL
- 6

ACCESSIBLE RAMP TO FRONT ENTRY
- 7

TEMPORARY BIKE PARKING (2 PARKING SPOTS)
- 8

ASPHALT DRIVEWAY
- 9

6' HT. PRIVACY FENCE (4" ABOVE FINISHED GRADE), TYPICAL
- 10

DECORATIVE STONE SURFACING
- 11

HVAC UNIT LOCATION
- 12

ENCLOSED TRASH AREA
- 13

BIKE STORAGE SHED (SEE ARCHITECTURAL PLANS)
- 14

WINDOW WELL (SEE ARCHITECTURAL PLANS)
- 15

LANDSCAPE OPEN SPACE 10% MIN (4,235SF TOTAL LOT - 1,453 SF = 34%)
- 16

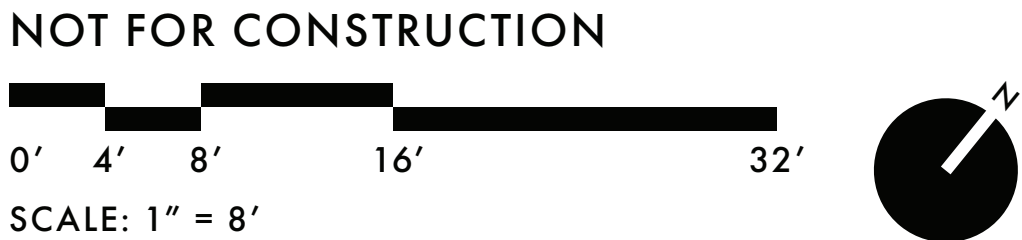
SNOW STORAGE
- 17

STEPPER PATHWAY
- 18

BUILDING OVERHANG

PLANT SCHEDULE

SYM	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
AR	1	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	3.5"-4" CAL.	B&B, 6' CLEAR BRANCHING
AS	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	SERVICEBERRY	6'-7" HT.	B&B, MULTI-STEM, SPECIMEN
SHRUBS AND GROUNDCOVERS					
CA	8	CLETHERA ALNIFOLIA 'HUMMINGBIRD'	SWEET PEPPERBUSH	5 GAL.	36" O.C., B&B
IG	19	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	36" HT.	36" O.C., B&B
PERENNIALS AND ORNAMENTAL GRASSES					
AC	54	ASTILBE CHINENSIS 'VISIONS IN WHITE'	VISIONS IN WHITE ASTILBE	1 GAL.	18" O.C. CONTAINER
CP	47	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	1 GAL.	18" O.C. CONTAINER
LS	9	LIRIOPE SPICATA	CREeping LILY TURF	1 GAL.	18" O.C. CONTAINER
NW	13	NEPETA X FAASSENII 'WALKERS LOW'	WALKER'S LOW CATMINT	1 GAL.	18" O.C. CONTAINER
RF	33	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	1 GAL.	18" O.C. CONTAINER





PENNSYLVANIA SEDGE



6'HT. PRIVACY FENCE (4" ABOVE FINISHED GRADE)



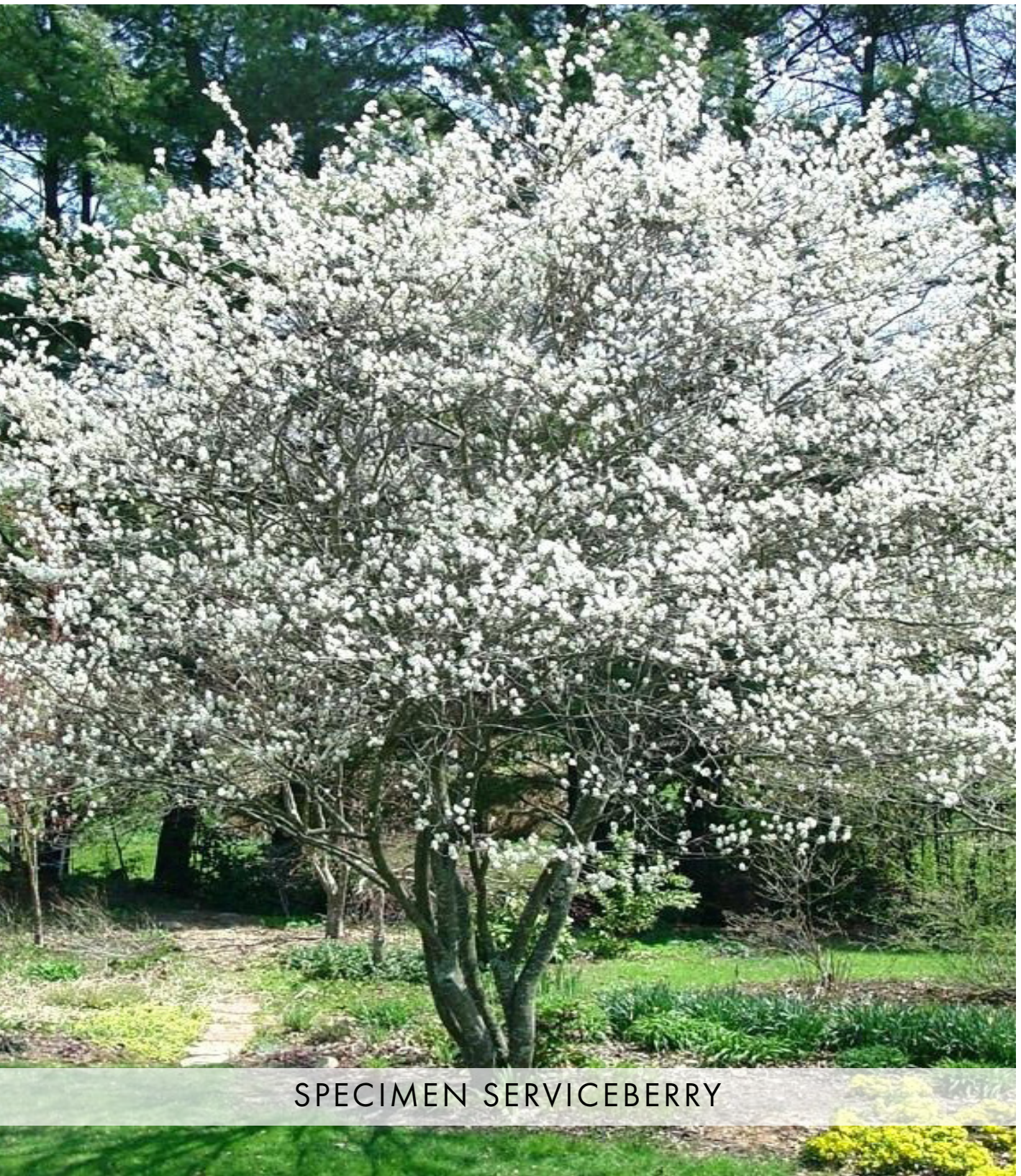
PERMEABLE CONCRETE PAVERS



INKBERRY HOLLY



SWEET PEPPERBUSH



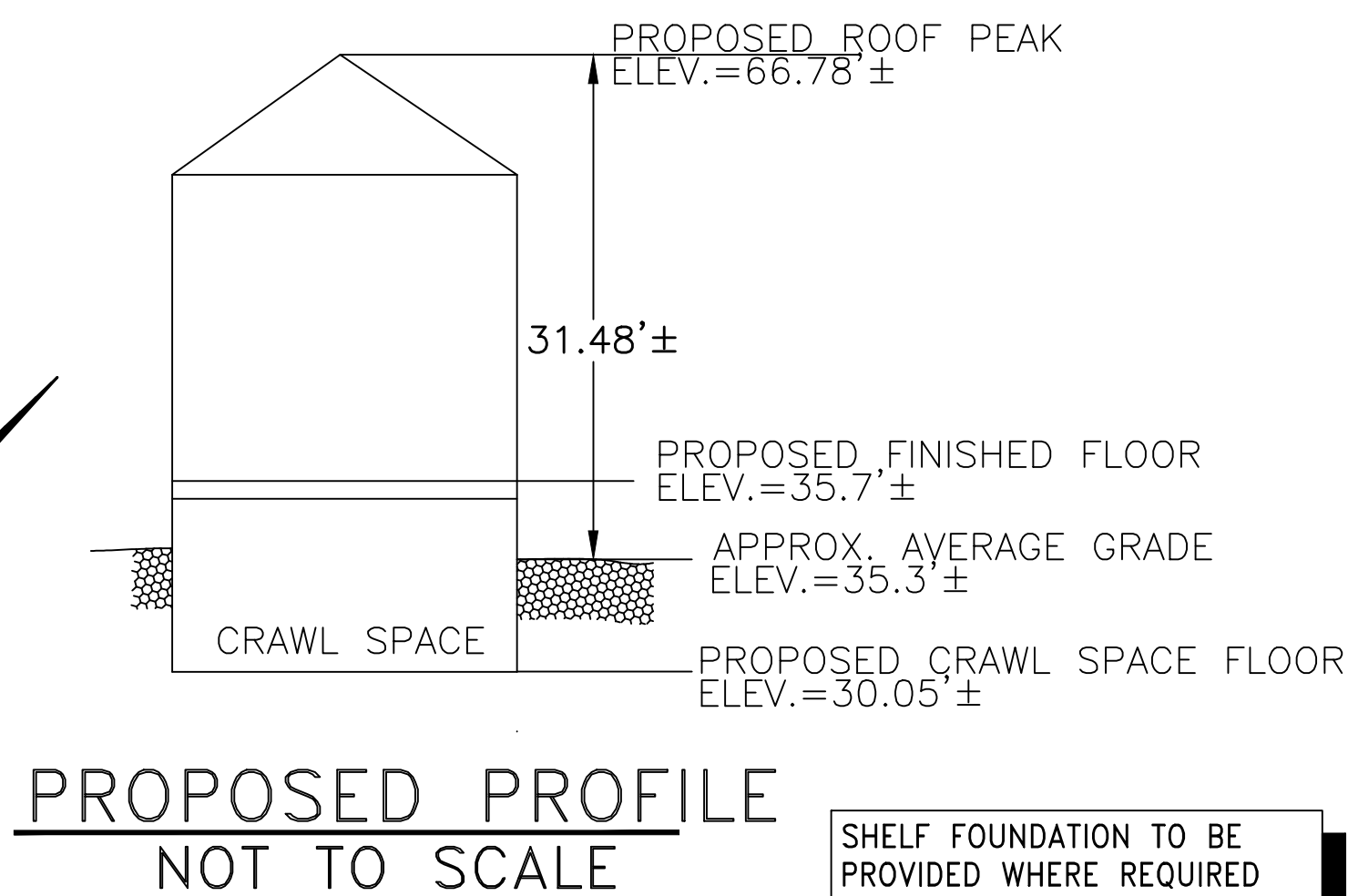
SPECIMEN SERVICEBERRY



RED SUNSET MAPLE

	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)
	F.F.
	B.F.
	G.F.
	T.O.F.
	PROPOSED CONTOUR LINE

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 5/10/2025.
2. DEED REFERENCE 1: BOOK 22125, PAGE 67
PLAN REFERENCE 1: BOOK 189 PG 42
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0417E, PANEL NUMBER 0417E, IN COMMUNITY NUMBER: 250177, DATED 06/04/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE ON ARLINGTON DATUM.
10. ZONING DISTRICT R2 – TWO FAMILY.



ZONING LEGEND			
MBTA OVERLAY DISTRICT – NEIGHBORHOOD MULTI-FAMILY NMF			
		REQUIRED	PROPOSED
SETBACKS	FRONT (MIN)	15’	15.2’
	SIDE LEFT(MIN)	5’	17.0’
	SIDE RIGHT(MIN)	5’	5.4’
	REAR (MIN)	20’	20.6’
MAX. BLDG. HEIGHT		35.0’	31.48’
MAX. NO. STORIES		3	3

18 GRAFTON STREET
ARLINGTON
MASSACHUSETTS

SURVEY PLAN

REVISION BLOCK

[illegible]

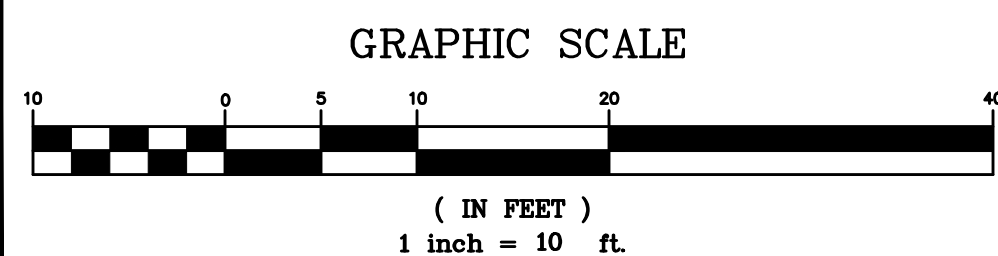
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DATE:	11/21/2025
DRAWN BY:	G.P
CHECKED BY:	E.S
APPROVED BY:	C.C

PROPOSED PLOT
PLAN

SHEET 1 OF 1



LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
-W-	WATER LINE
-G-	GAS LINE
⊕	UTILITY POLE
⊕ X	GAS VALVE
-E-	OVERHEAD ELECTRIC SERVICE
⊕ X	WATER VALVE
□	CATCH BASIN
○	FENCE
-205-	CONTOUR LINE (MJR)
-195-	CONTOUR LINE (MNR)
X	SPOT GRADE
⊕	DRAIN MANHOLE
⊕	CLEANOUT/ INSPECTION PORT
⊕ X	HYDRANT
⊕	TREE
⊕	PROPOSED DOWNSPOUT
F.F.	FIRST FLOOR
B.F.	BASEMENT FLOOR
G.F.	GARAGE FLOOR
T.O.F.	TOP OF FOUNDATION
-174-	PROPOSED CONTOUR LINE

* PER TITLE V, SEWER FLOW RESIDENTIAL (G.P.D)
EXISTING = (4 BEDROOMS x 110 G.P.D.) =440 G.P.D
PROPOSED = (10 BEDROOMS x 110 G.P.D.) =1,100 G.P.D
THEREFORE, PROPOSED INCREASED FLOW =660 G.P.D

DRAINAGE AREA SUMMARY

EXISTING ROOF AREA (HOUSE & GARAGE)= 1,250.9 S.F.
EXISTING PAVED AREA (DRIVEWAY) = 588.5 S.F.
EXISTING IMPERVIOUS AREAS
(WALKWAYS/STEPS/LANDINGS/DECK) = 715.5 S.F.
EXISTING LANDSCAPE AREAS = 2,249.1 S.F.

PROPOSED ROOF AREA (HOUSE&SHED) = 1,404.5 S.F.
 PROPOSED PAVED AREA (DRIVEWAY) = 687.7 S.F.
 PROPOSED IMPERVIOUS AREAS
 (WALKWAYS/STEPS/LANDINGS/) = 581.5 S.F.
 PROPOSED LANDSCAPE= 2,130.3 S.F.

TOTAL EXISTING IMPERVIOUS AREA = 2,554.9 S.F.
TOTAL PROPOSED IMPERVIOUS AREA = 2,673.7 S.F.

TOTAL INCREASE IN IMPERVIOUS AREA = 118.8 S.F.

REFER TO ARCHITECTURAL
PLANS FOR ALL ZONING
RELATED INFORMATION

SHELF FOUNDATION TO BE PROVIDED
WHERE REQUIRED (SEE
ARCHITECTURAL PLANS)

FIRST FLOOR AND FOUNDATION
ELEVATIONS TO BE VERIFIED BY
ARCHITECT PRIOR TO ANY
CONCRETE BEING POURED

ALL SURFACE WATER RUNOFF SHALL
BE DIRECTED AWAY FROM BUILDING
FOUNDATION AND AWAY FROM
NEIGHBORING PROPERTY

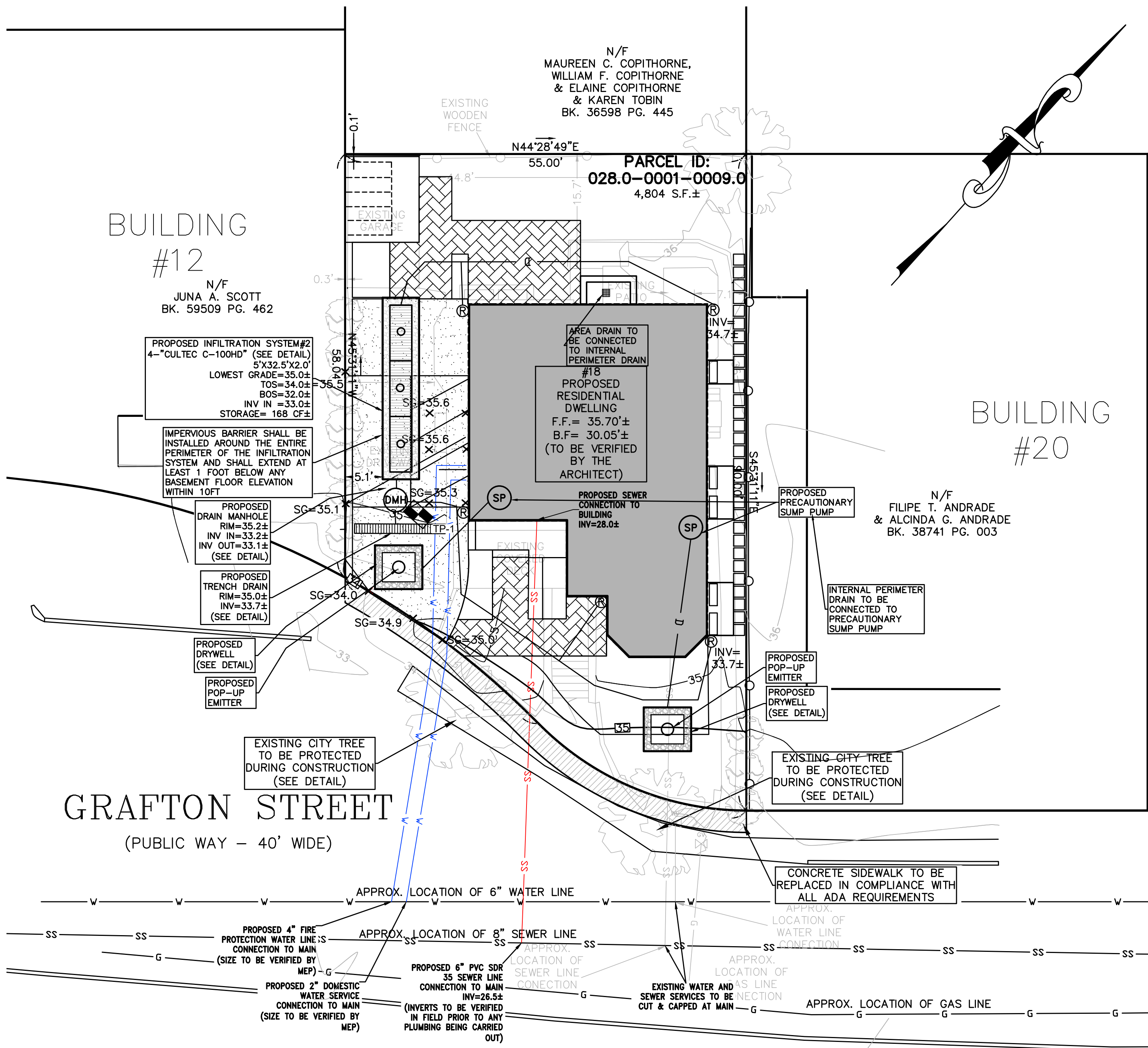
CONTRACTOR TO NOTIFY
ENGINEER OF RECORD IF ANY
GROUNDWATER IS FOUND DURING
EXCAVATION/CONSTRUCTION

CONTRACTOR SHALL FOLLOW THE PROPOSED SPOT GRADES TO ENSURE THE ACCESSIBLE PARKING SPACE AND ROUTE TO THE HOUSE ENTRANCE MAINTAIN A MAXIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



GENERAL NOTES

1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ON ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
2. IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES ALL NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE OFFICERS.
3. ALL WORK SHALL CONFORM TO TOWN OF ARLINGTON GENERAL CONSTRUCTION STANDARDS.
4. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE TO A LEGAL DUMP SITE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR.
6. THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. ACCURACY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN, THE CONTRACTOR SHALL CONTRACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-800-322-4844.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
8. NO LEDGE, BOULDERS, OR OTHER UNYIELDING MATERIALS ARE TO BE LEFT WITHIN 6" OF THE WATER IN THE TRENCH, NOR ARE THEY TO BE USED FOR BACKFILL FOR THE FIRST 12" ABOVE THE PIPES.
9. PAVEMENT AREA SHALL BE PAVED TO A THICKNESS AS SHOWN ON THE PLANS MEASURED AFTER COMPACTION, WITH A BINDER COURSE AND TOP COURSE OF CLASS 1 BITUMINOUS CONCRETE PAVEMENT, TYPE 1-1.
10. BASE MATERIAL SHALL BE CLEAN BANK RUN GRAVEL, CONFORMING TO M.D.P.W. M1.03.1, WITH NO STONES LARGER THAN THREE (3) INCHES IN DIAMETER AND SHALL BE PLACED AND ROLLED WITH AT LEAST A TEN TON ROLLER. THE SURFACES SHALL BE WET DURING ROLLING TO BIND THE MATERIAL. ALL STONES OF 4" DIAMETER OR LARGER SHALL BE REMOVED FROM THE SUB-BASE PRIOR TO PLACING BASE MATERIAL.
11. ALL EXISTING PAVING TO BE DISTURBED SHALL BE CUT ALONG A STRAIGHT LINE THROUGH ITS ENTIRE THICKNESS. BUTT THE NEW PAVING INTO THE EXISTING PAVEMENT TO REMAIN.
12. ANY PAVEMENT REMOVED FOR UTILITY TRENCH EXCAVATION OR OTHERWISE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH A PAVEMENT SECTION COMPACTED OF 1" WEAR COURSE OVERLAYING A 1 1/2" BINDER COURSE OVERLAYING A 8" COMPACTED GRAVEL BASE COURSE.
13. THE CONTRACTOR SHALL APPLY FOR A STREET OPENING AND UTILITY CONNECTION PERMITS AND SIDEWALK CROSSING PERMIT WITH THE TOWN OF ARLINGTON DPW.
14. CONTRACTOR TO ENSURE THAT ALL SURFACE WATER IS DIVERTED AWAY FROM BUILDING FOUNDATION DURING FINAL GRADING.
15. CONTRACTOR TO COORDINATE WITH THE ENGINEERING DIVISION TO PERFORM INSPECTIONS OF 1) BOTTOM OF EXCAVATION. 2) SYSTEM AFTER INSTALLED PRIOR TO BACKFILL. ENGINEERING DIVISION SHALL BE NOTIFIED AT A MINIMUM OF 24 HOURS PRIOR TO INSPECTIONS.
16. THE CONNECTION OF THE PROPOSED SUMP PUMP OR ANY FUTURE SUMP PUMP TO THE SUBSURFACE INFILTRATION SYSTEM IS PROHIBITED.
17. CONTRACTOR MUST CONTACT THE DESIGN ENGINEER AND ARLINGTON ENGINEERING DIVISION IF THE SOIL CONDITIONS FOUND DURING EXCAVATION DO NOT MATCH THE PLAN AND/OR TEST PIT INFORMATION.
18. THE TOWN OF ARLINGTON IS NOT A MEMBER OF DISCOFEE. UTILITY MARKOUTS MUST BE REQUESTED FROM THE TOWN OF ARLINGTON WATER AND SEWER DIVISION 781-316-3106 AT LEAST 72 HOURS PRIOR TO EXCAVATION.
19. CERTIFIED AS-BUILT PLANS OF THE DRAINAGE SYSTEM, INCLUDING ELEVATIONS, DIMENSIONS AND SWING TIES, AND IMPERVIOUS SURFACE AREA SHALL BE PROVIDED TO THE ARLINGTON ENGINEERING DIVISION FOLLOWING COMPLETION.

DEEP OBSERVATION HOLE LOG											
DEEP OBSERVATION HOLE NUMBER:				TP-1		GROUND ELEVATION:					35.0±
Depth (in)	Horizon/ Layer	Matrix: Color-Moist	Redoximorphic Features			Texture (USDA)	Coarse Fragments (Percent by Volume)		Structure	Consistence (Moist)	Other
			Depth (in)	Color	Percent		Gravel	Cobbles & Stones			
0-3	BIT. CONC.	--	--	--	--	--	--	--	--	--	--
3-15	A	10YR 3 ² / ₂	--	--	--	SANDY LOAM	<5	<5	MASSIVE	FRIABLE	--
15-26	Bw	10YR 6 ⁸ / ₈	--	--	--	SANDY LOAM	<5	<5	MASSIVE	FRIABLE	--
26-120	C	10YR 6 ² / ₂	84"	--	--	SAND	10	<5	SINGLE GRAINED	LOOSE	COARSE

NOTES:

1. NO WEEPING OR STANDING WATER OBSERVED.
2. REDOX OBSERVED @ 84". - ELEVATION: 28.0±
3. NO REFUSAL.
4. LOGGED BY EDMOND SPRUHAN SE 14235 ON 07/29/2025.

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DATE:	8/1/2025
DRAWN BY:	G.P
CHECKED BY:	E.S
APPROVED BY:	E.S

CIVIL PLAN

SHEET 1 OF 4

1.0 GENERAL

1.1 APPLICATIONS

- INFILTRATION OF STORMWATER RUNOFF
- DETENTION OF STORMWATER RUNOFF
- RAINWATER HARVESTING AND REUSE
- SUMP PUMP AND WATER SOFTENER DISCHARGE
- POOL BACKWASH AND DRAWDOWN DISCHARGE

2.0 GENERAL

2.1 CHAMBER PARAMETERS

- ## 2.2 FILTERING SPECIFICATIONS

- RESI
1.0

PRUNE PER ISA STANDARDS. REMOVE DEAD & DAMAGED BRANCHES. (SEE NOTE 4) PRUNE BRANCHES TO A HEIGHT OF 13'-6" ABOVE GRADE TO AVOID DAMAGE FROM CONSTRUCTION EQUIPMENT.

EXISTING TREE(S)

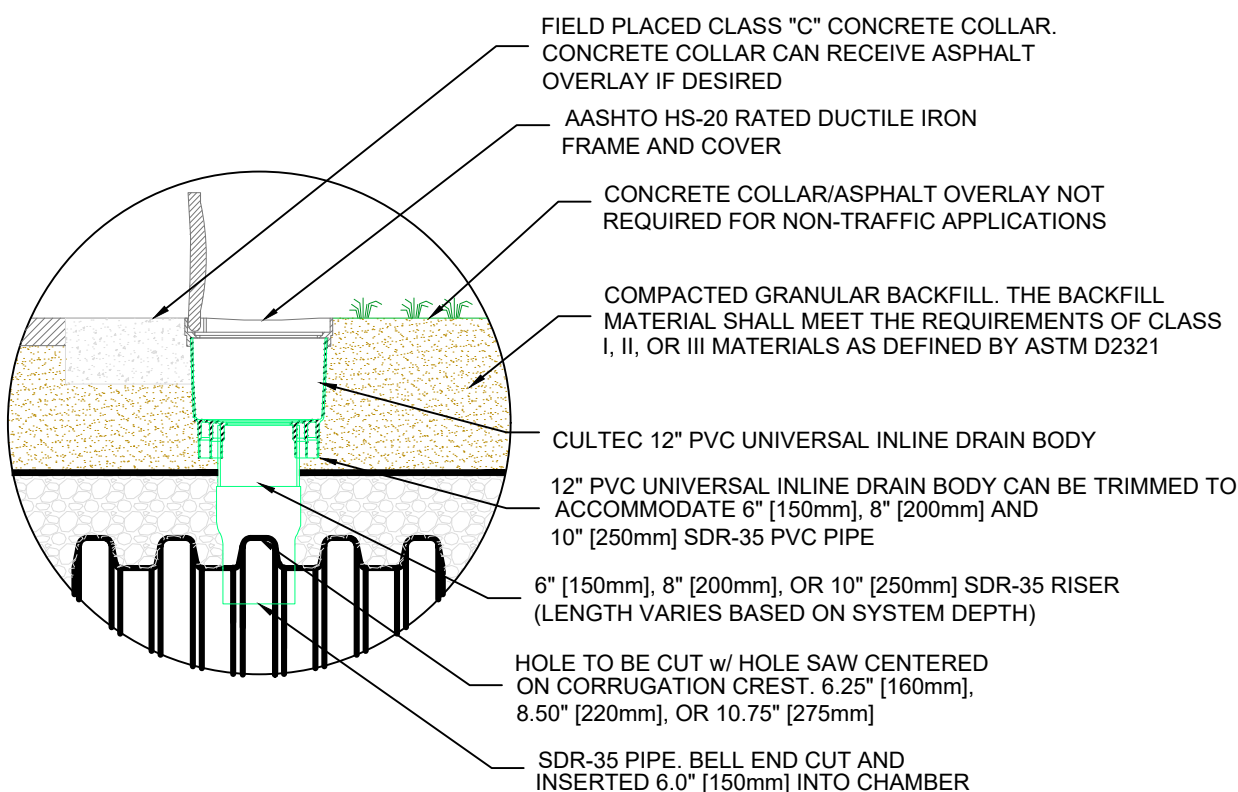
2X4 DIM. LUMBER ATTACHED W/METAL STRAPPING (OPT) AT 2 LOCATIONS (MIN.) CLADDING SHALL BE 8" HIGH WITH 6" SPACING OF BOARDS. WRAP BARK W/ BURLAP PRIOR TO ARMORING.

EXISTING GRADE

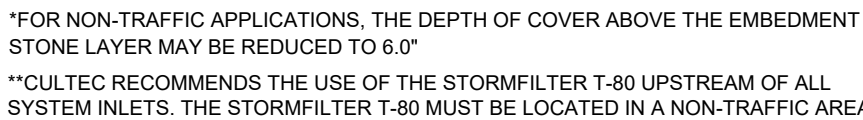
The diagram illustrates a tree trunk with a cross-section showing the internal wood grain. A vertical section of the trunk is highlighted with a stippled pattern, representing the armor. This armor is composed of 2x4 dimensional lumber attached with metal strapping. The cladding is 8 inches high with 6 inches of spacing between the boards. The bark is wrapped in burlap prior to armoring. The diagram also shows the tree's canopy, roots, and the existing ground level. A note indicates that branches should be pruned per ISA standards to a height of 13 feet 6 inches above grade to avoid damage from construction equipment. A label 'EXISTING TREE(S)' points to the tree's canopy, and 'EXISTING GRADE' points to the ground line.

NOTES:

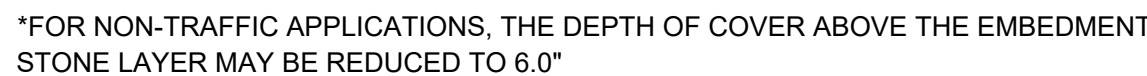
1. NO STORAGE OF EQUIPMENT OR STOCKPIILING OF MATERIALS WITHIN DRIPLINE.
2. COORDINATE DIMENSIONS OF TREE PROTECTION WITH TREE WARDEN WHERE 6' IS NOT CONSTRUCTIBLE.
3. ROOTS MAY NOT BE LEFT UNCOVERED AT THE END OF DAY. COVER ROOTS WITH MULCH OR CLEAN LOAM.



RESI
5.0



RESI
2.0

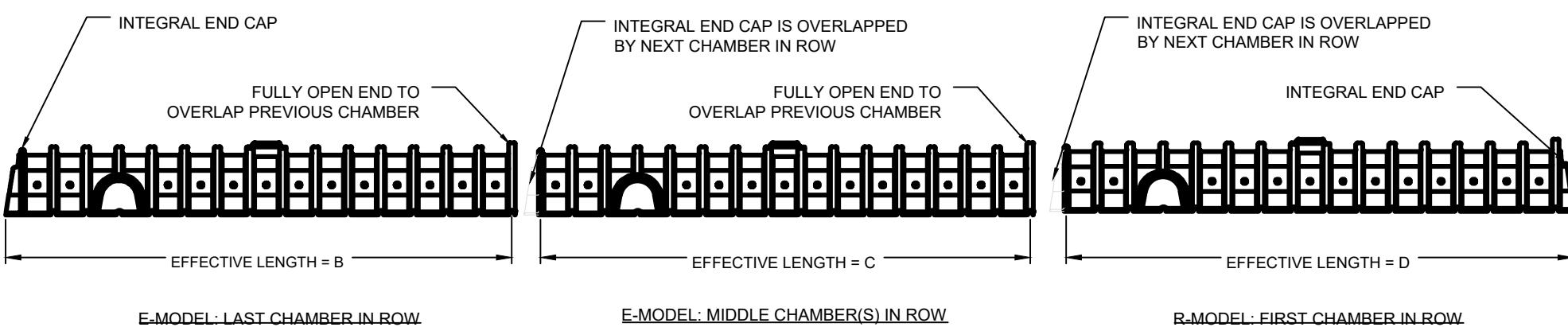


SPECIFICATION TABLE				
		CONTACTOR 100HD	RECHARGER 180HD	RECHARGER 330XLHD
REF.	BARE CHAMBER VOLUME	1.87 FT3/FT 14.00 FT3/UNIT 105 GAL	3.45 FT3/FT 21.81 FT3/UNIT 163 GAL	7.46 FT3/FT 52.21FT3/UNIT 391 GAL
A	STONE BORDER (IN)	12	12	12
B	CHAMBER WIDTH (IN)	36	36	52
C	ROW SPACING (IN)	6	6	6
D	CHAMBER HEIGHT (IN)	12	20	30
E	EFFECTIVE DEPTH (IN)	24	32	42

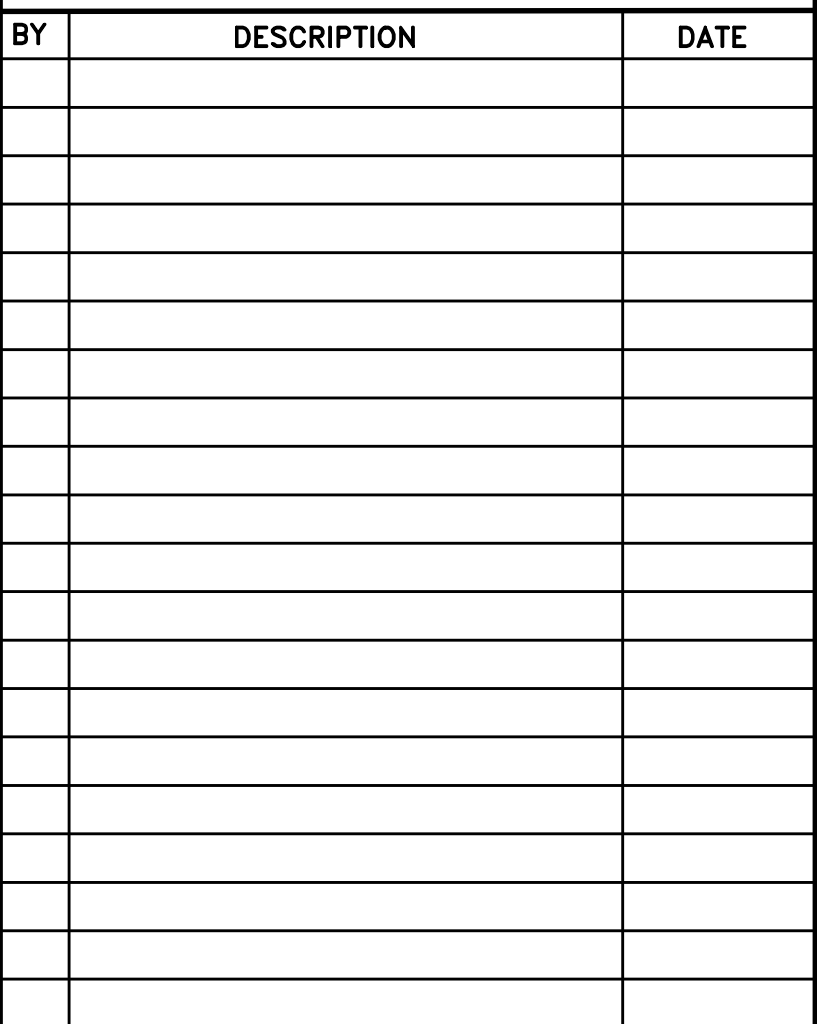
SR
6.0



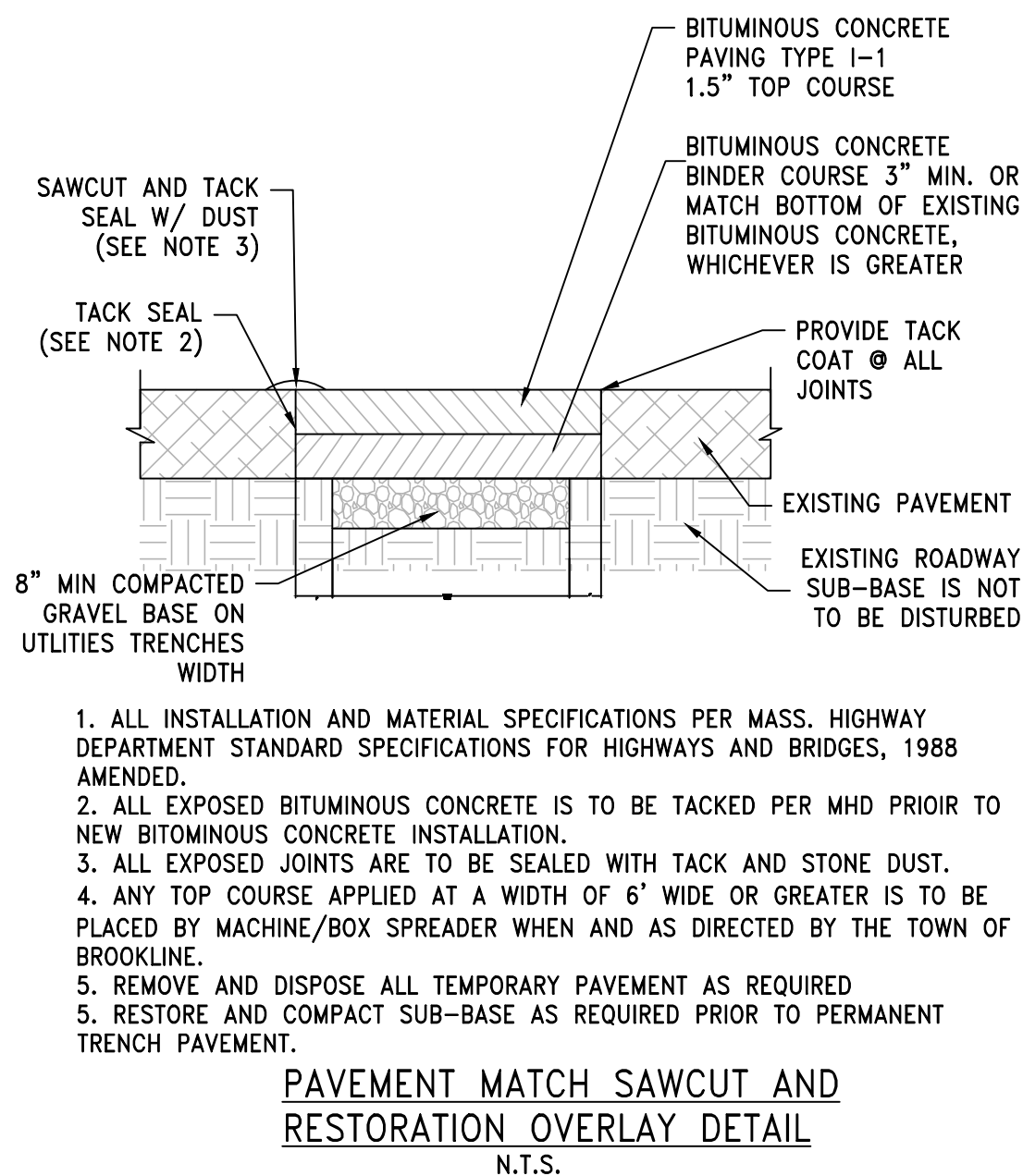
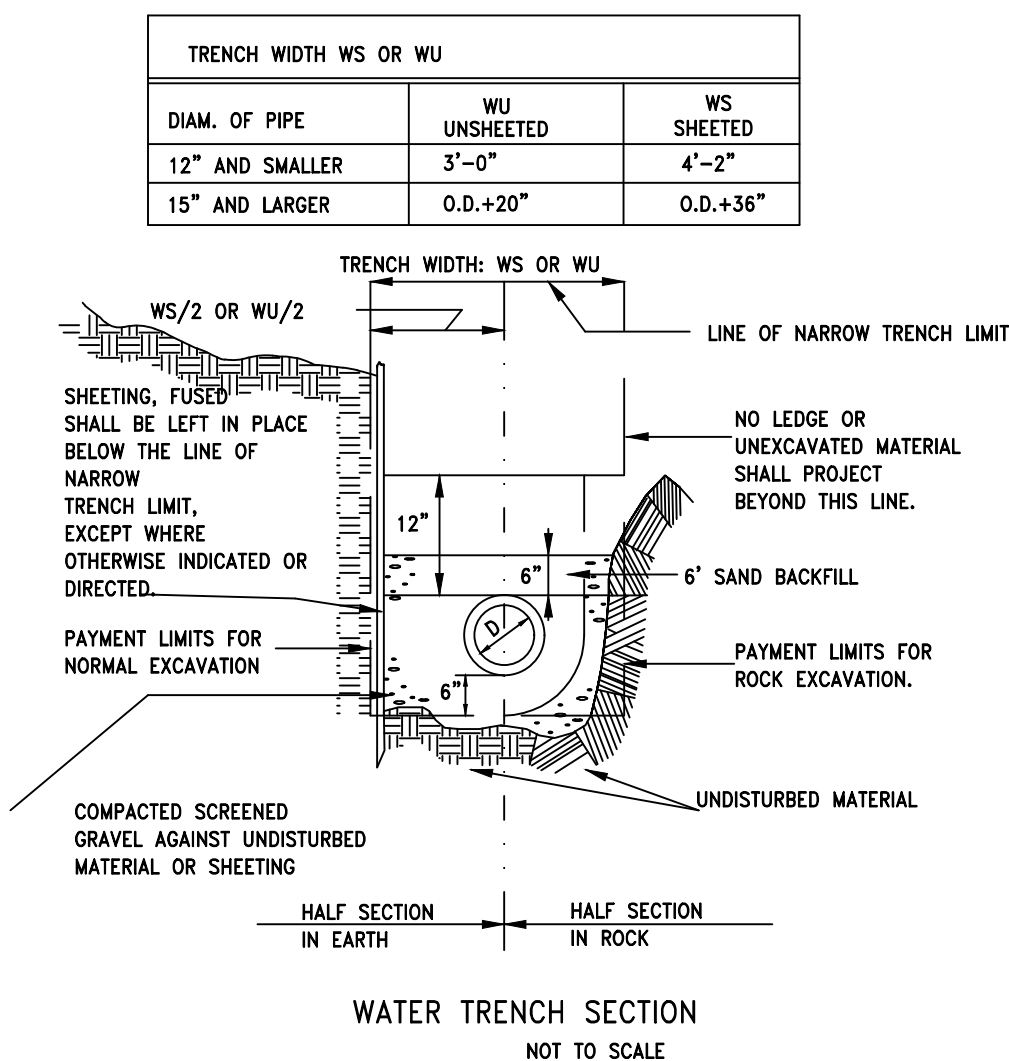
- CLEANOUT TO GRADE
NTS



CHAMBER LENGTH TABLE				
REF.	LOCATION	CONTACTOR 100HD	RECHARGER 180HD	RECHARGER 330XLHD
A	SINGLE CHAMBER	96"	88"	102"
B	FIRST CHAMBER OF ROW	93"	82"	93"
C	MIDDLE CHAMBER(S)	90"	76"	84"
D	LAST CHAMBER OF ROW	93"	82	93"

RESI
7.0

SHEET 2 OF 4



CIVIL PLAN

REVISION BLOCK

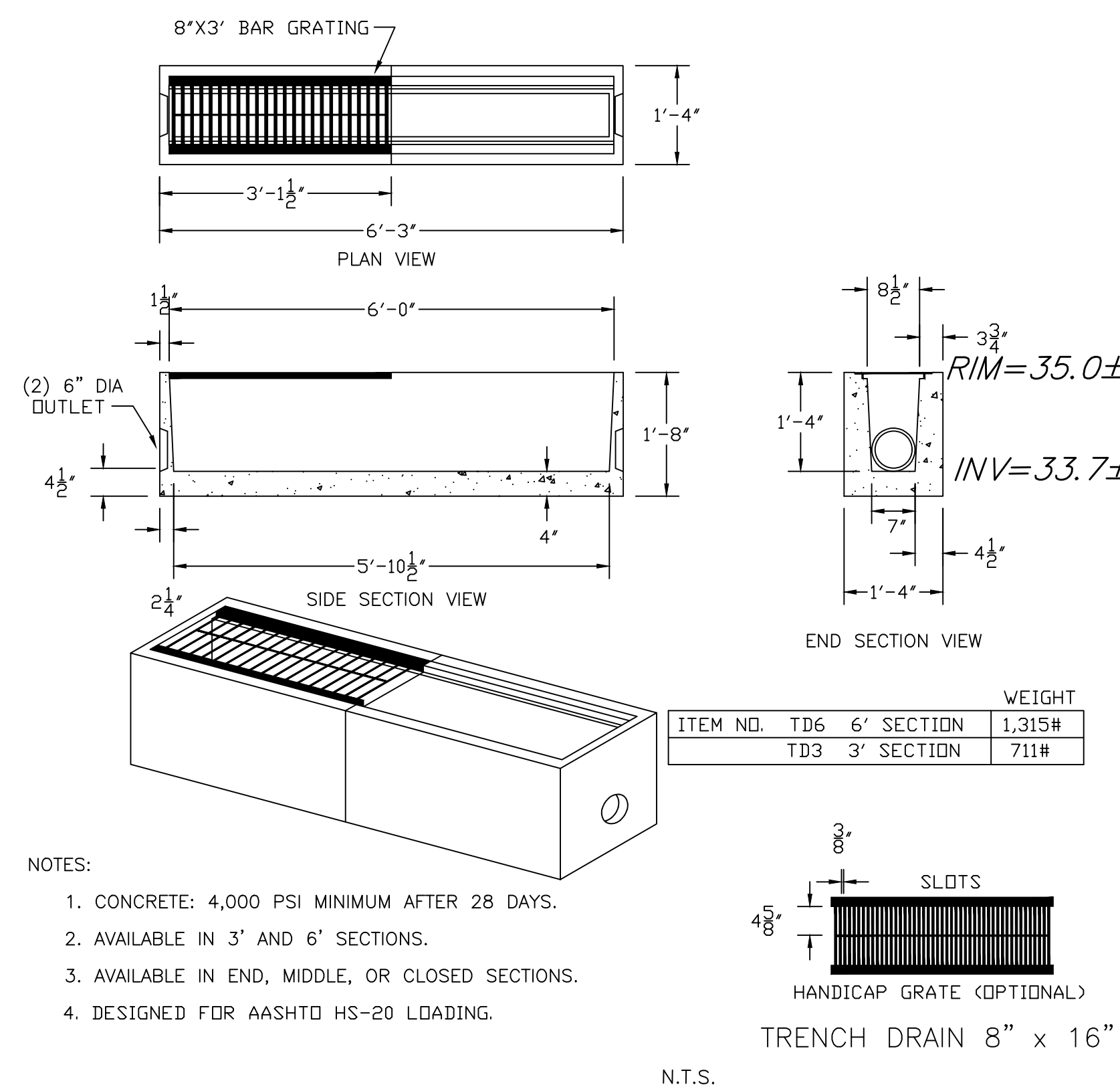
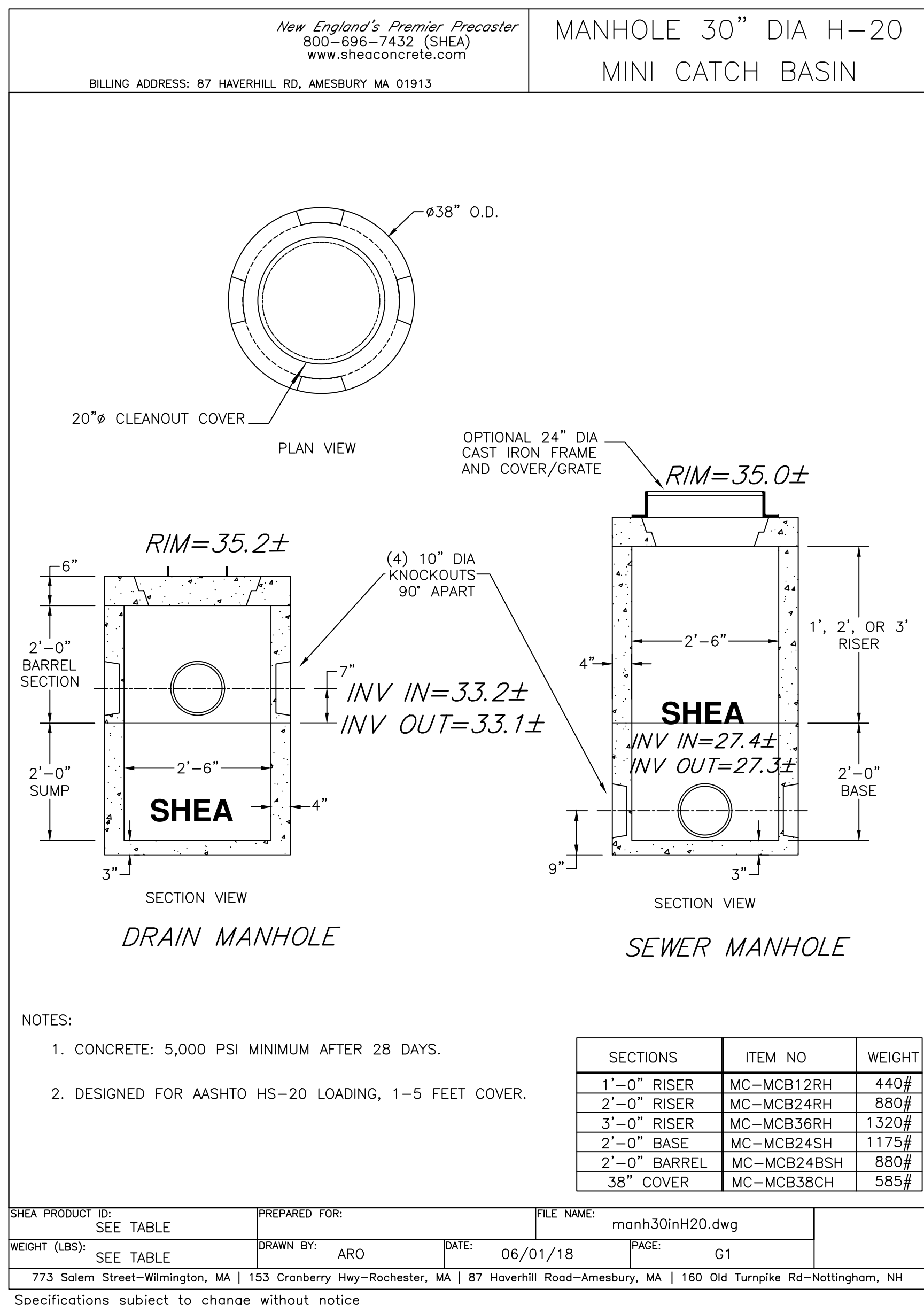
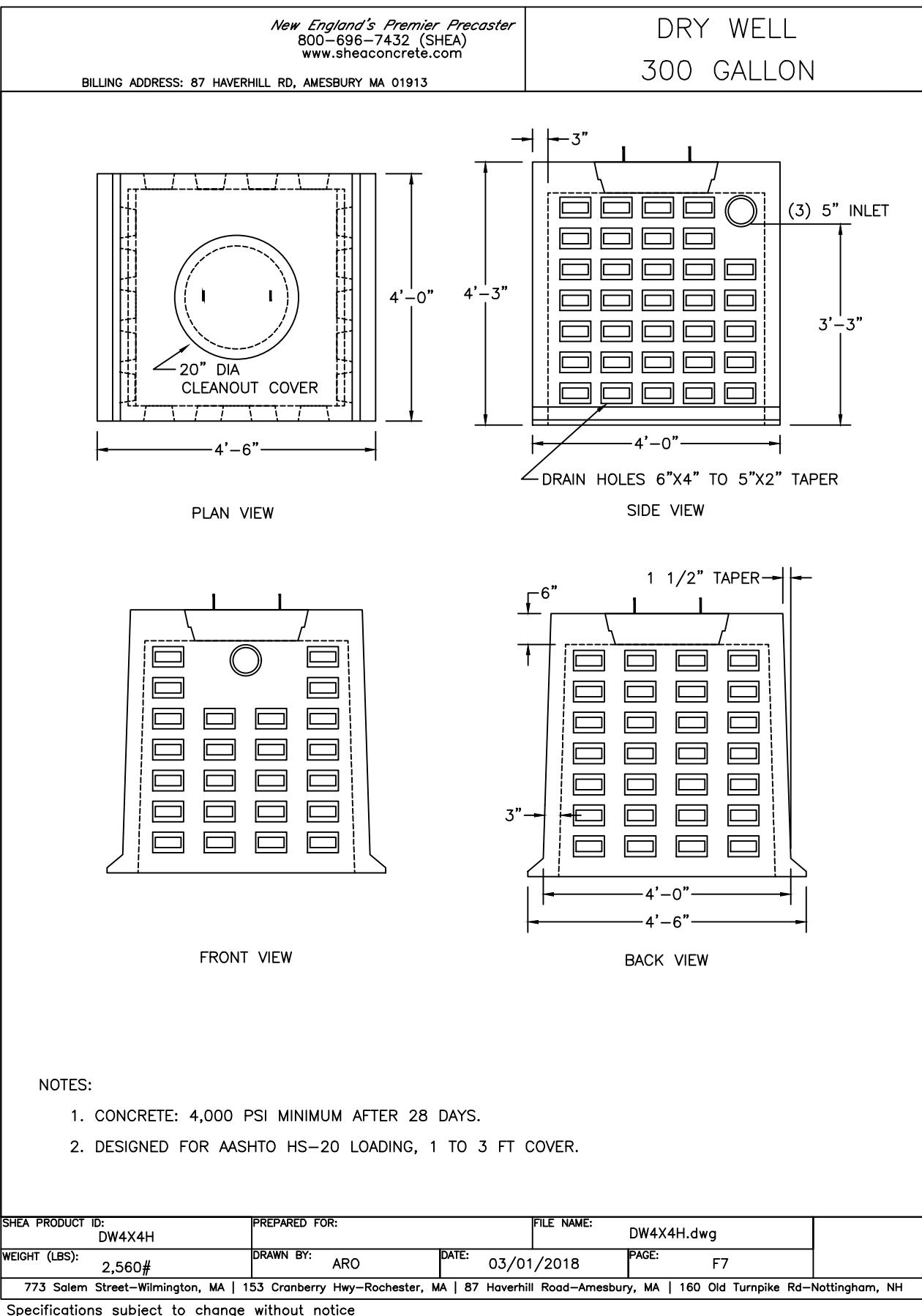
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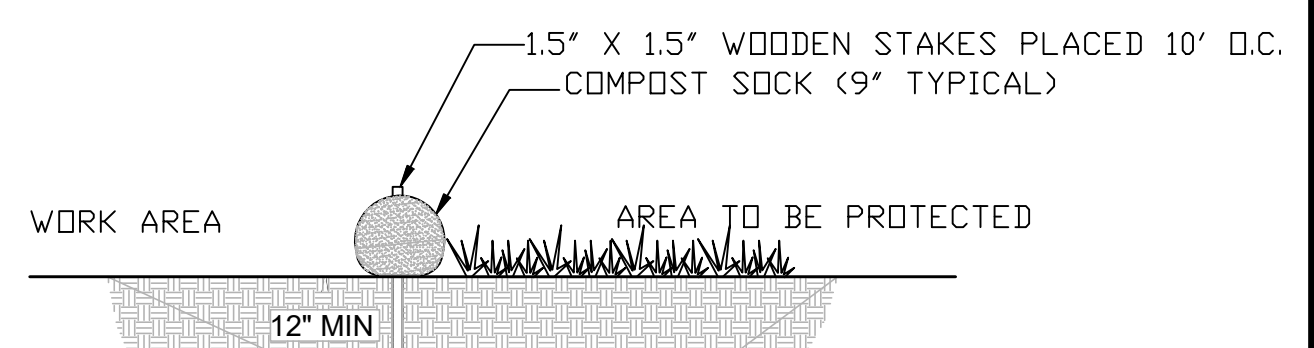
DETAILS

SHEET 3 OF 4



TRENCH DRAIN DETAIL
N.T.S.

ALL EROSION MITIGATION MEASURES SHALL BE IN PLACE PRIOR TO MAJOR CONSTRUCTION OR SOIL DISTURBANCE COMMENCING ON THE SITE.



*Spruhan
Engineering, P.C.*

80 JEWETT ST, (SUITE 1)
NEWTON, MA 02458

Tel: 617-816-0722
Email: espruhan@gmail.com



18 GRAFTON STREET
ARLINGTON
MASSACHUSETTS

REVISION BLOCK

[illegible]

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CHECKED BY:	E.S
APPROVED BY:	E.S

*EROSION CONTROL &
DEMOLITION PLAN*

SHEET 4 OF 4

EROSION CONTROL NOTES

1. THE EROSION CONTROL PLANS IN THIS SET SHALL BE REVIEWED AND IMPLEMENTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL WORK WITH THE PROJECT'S ENGINEER THROUGHOUT CONSTRUCTION TO ENSURE THE SITE IS PROPERLY PROTECTED FROM POSSIBLE POLLUTANTS. THE ENGINEER HAS AUTHORIZATION TO ADD OR REMOVE BMP MEASURES THROUGHOUT CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
3. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM ANY ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
4. AT THE END OF EACH WORKDAY, AT THE END OF EACH WORKWEEK, THE CONTRACTOR SHALL IMPLEMENT ALL TEMPORARY MEASURES NECESSARY TO PREVENT EROSION AND SILTATION, UNTIL THE PROJECT HAS BEEN FINALIZED. THESE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, DIRECT SEEDING OF THE AFFECTED AREAS, STRAW MULCHING, AND/OR INSTALLATION OF STRAW BALES DAMS/SILT FENCES.
5. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO LEAVE THE SITE. USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
6. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR SEEDING.
7. ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
8. ANY MATERIAL STOCKPILED, FOR LONGER THAN 14 DAYS, DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
9. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
11. ALL SPILLS AND/OR LEAKS SHALL BE IMMEDIATELY CLEANED UP AND MITIGATED.

VEHICLE STORAGE AND MAINTENANCE

- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
- ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
- LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

LANDSCAPE MATERIALS

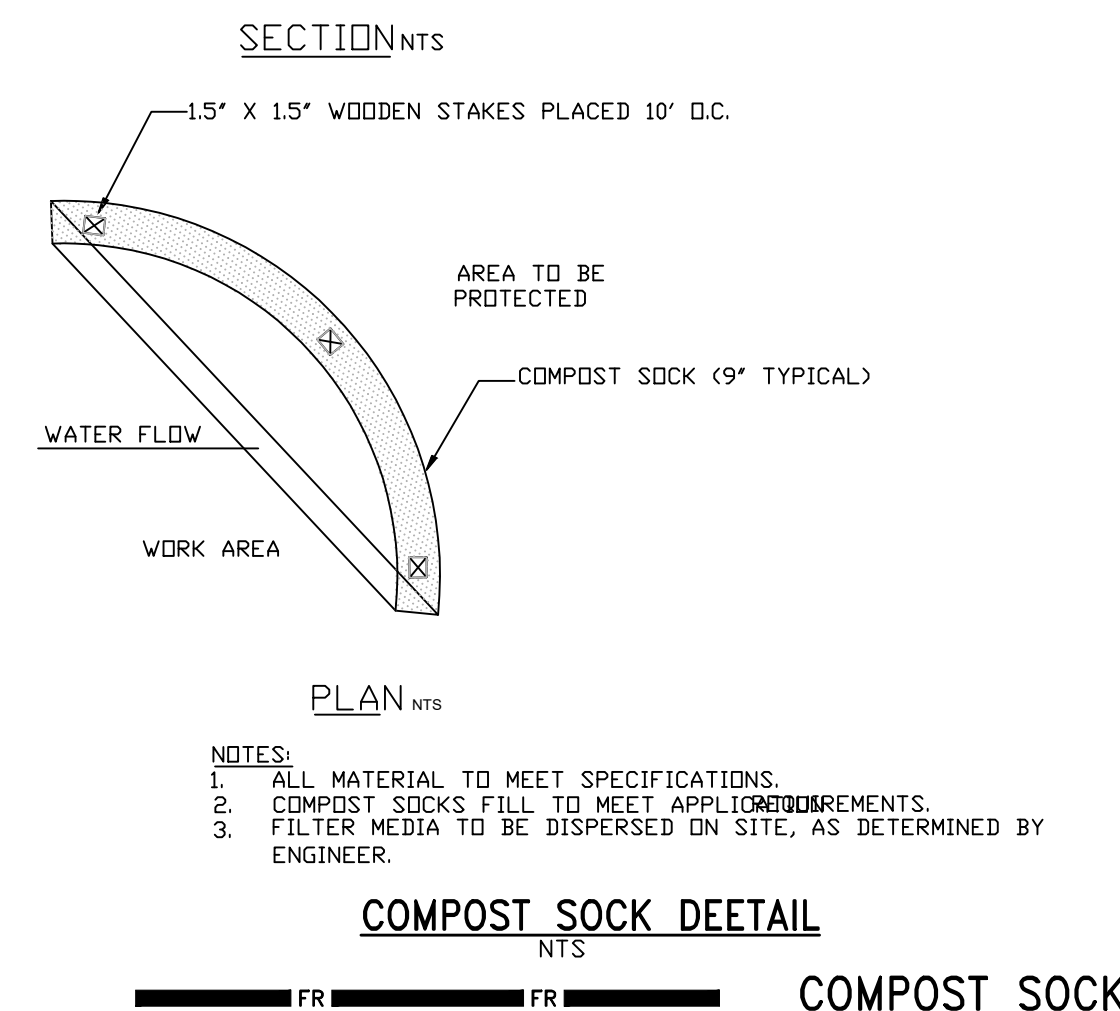
- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED
- CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
- DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
- APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
- STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

WASTE MANAGEMENT

- DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PEROUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
- SANITATION FACILITIES SHALL BE CONTAINED (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
- SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
- COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
- DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
- STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.

PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY; AND

- CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.



COMPOST SOCK INSTALLATION

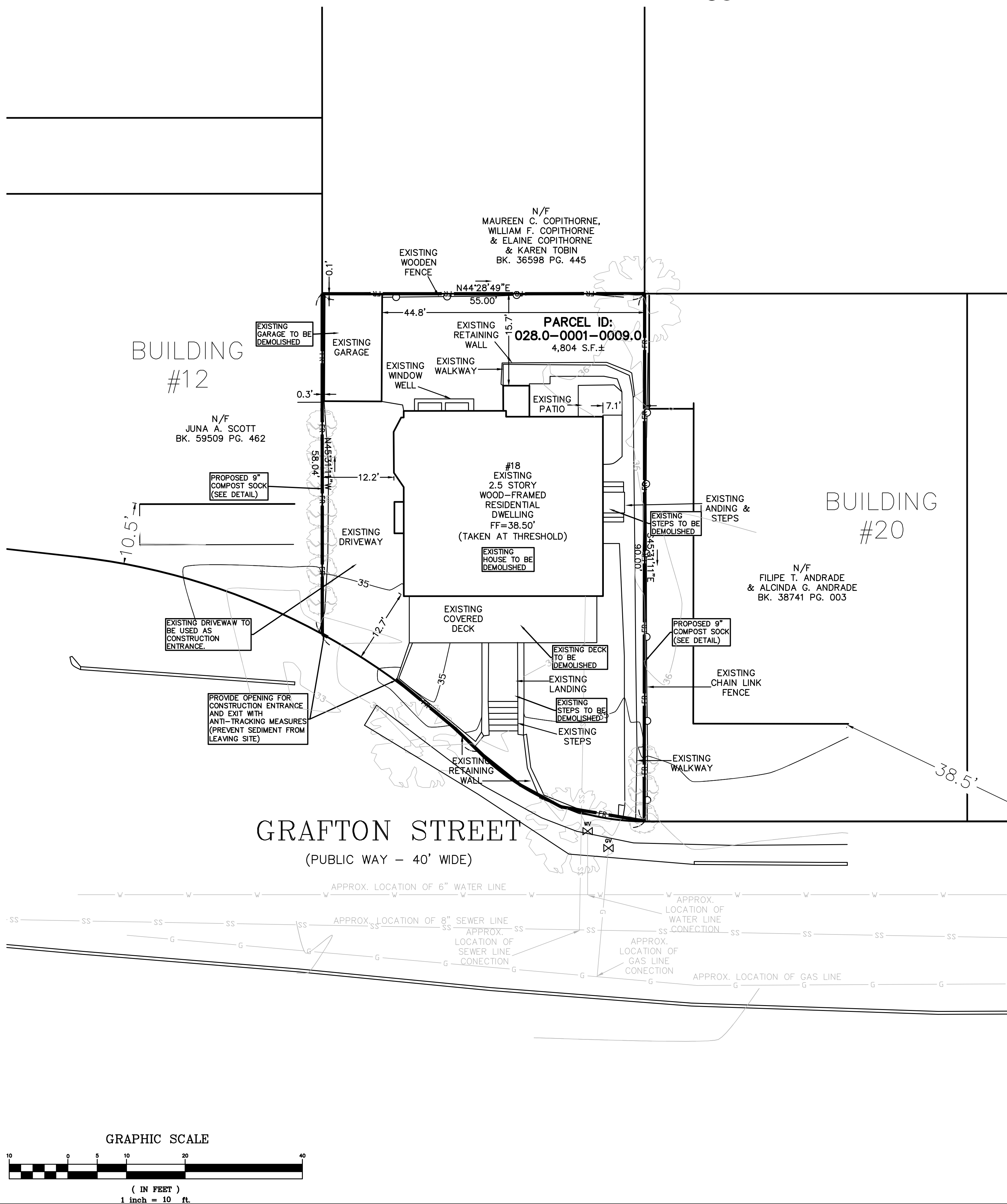
1. LOCATE/MARK ANY UTILITIES.
2. CHECK ALL PERMITS.
3. OBTAIN COMPOST MEETING SPECIFICATIONS.
4. OBTAIN FILTER SOCK NETTING.
5. FILL FILTER SOCK NETTING WITH COMPOST.
6. MARK OUT AREA FOR FILTER SOCK; ORIENT LENGTH OF SOCK PARALLEL TO THE SLOPE SO THAT THE RUFF FLOWS AS SHEET FLOW.
7. IN HIGH-FLOW OR STEEP-SLOPE AREAS, ORIENT A SECOND SOCK PARALLEL TO THE FIRST TO DISSIPATE FLOWS.
8. LAY FILTER SOCK NETTING OUT AS PLANNED.
9. FILL FILTER SOCK WITH COMPOST.
10. STAKE FILTER SOCK EVERY 10 FT. STAKES SHOULD BE DRIVEN THROUGH THE CENTER OF THE SOCK, AND 1 FT INTO THE GROUND.
11. THE NETTING MUST BE JOINED TO THE JOINING OF THE NEW SOCK OVER THE END OF THE OLD SOCK, OVERLAPPING BY 1-2 ft. FILL WITH COMPOST; THEN STAKE THE JOIN.

TYPICAL MAINTENANCE SCHEDULE

INSPECT FILTER SOCKS PERIODICALLY, AND ESPECIALLY AFTER LARGE STORM EVENTS. ENSURE THAT THE FILTER SOCK IS INTACT, AND THAT THE AREA UPSTREAM HAS NOT FILLED WITH SEDIMENT. IF THE UPSTREAM AREA HAS FILLED WITH SEDIMENT, OR IF THE FILTER SOCK HAS BEEN OVERTOPPED, INSTALL ADDITIONAL FILTER SOCKS FURTHER UPSTREAM. SEDIMENT BEHIND THE SOCK SHOULD BE REMOVED WHEN THE DEPTH OF THIS SEDIMENT REACHES 3.25-IN. FOR AN 8-IN. SOCK, 4.75-IN. FOR A 12-IN. SOCK AND 7.25-IN. FOR AN 18-IN. SOCK. FOR GREATER DIAMETERS, REMOVE SEDIMENT BEHIND THE SOCK WHEN THE ACCUMULATED SEDIMENT DEPTH REACHES 40 PERCENT OF THE DESIGN DIAMETER OF THE SOCK.

CONSTRUCTION MATERIALS

- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
- ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
- EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
- BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.





Town of Arlington, Massachusetts
Department of Planning and Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to ensure compliance with M.G.L. c.40A, § 3A

To: Arlington Redevelopment Board
From: Claire V. Ricker, AICP Secretary Ex-Officio
Subject: Site Plan Review, 18 Grafton Street, Docket #3866
Date: December 11, 2025

I. Docket Summary

This memo serves as an update to the previous memo dated November 5, 2025. The following materials have been submitted and/or updated since the last hearing:

- Impact Statement, including LEED Checklist, and letter from applicant regarding LEED certification, updated December 8, 2025;
- Dimensional and Parking Information, updated December 8, 2025;
- Architectural Drawings and Renderings including proposed materials, updated December 3, 2025;
- Landscape plans, dated November 26, 2025;
- Civil Plan and Details, updated November 21, 2025;

In response to comments from the Arlington Redevelopment Board on November 5, 2025, the applicant has amended their initial proposal and now proposes to demolish the existing single-family residence to construct a new multi-family building with one 3-bedroom unit and four 1-bedroom units. The applicant also proposes a driveway with three vehicle parking spaces, which could be reduced to two spaces if needed to accommodate an ADA access aisle, and a storage shed with parking for ten bicycles.

The following items were identified by the Board to be further addressed:

- Front and rear setbacks
The applicant has reconfigured the building design so that it meets both the 20' rear yard setback and the 15' front yard setback.

- Transportation Demand Management (TDM) plan
The applicant has not provided staff with a TDM plan.
- Coordinate HVAC, window wells, and trash locations from plan to plan
The revised building plans coordinate the location of the HVAC, window wells, and trash location.
- Central mail site
A central mail station has been identified at the front entryway.
- Vegetated buffer alongside parking
The applicant proposes a 1' vegetated buffer along the driveway.
- Patio/deck setback requirements
The revised plans show the unenclosed front porch and rear patio encroaching 10' or less into the required setbacks.
- Confirm whether any walls in pre-existing, non-conforming structure will be preserved
It is not clear if the applicant proposes keep the walls of the existing garage to be used as the bicycle parking shed.
- Snow removal/storage
The applicant proposes a snow storage area near the end of the driveway.



Town of Arlington, Massachusetts

Public Hearing: Docket 3879, 26 Dudley St

Summary:

8:55 pm Special Permit hearing

ATTACHMENTS:

Type	File Name	Description
Application for Special Permit	26_Dudley_-_EDR_Application_-_rec_d_11-21-25.pdf	26 Dudley - EDR Application - rec'd 11-21-25
Application for Special Permit	26_Dudley_-_Dimensional_and_Parking_Information_Form_-_rec_d_11-21-25.pdf	26 Dudley - Dimensional and Parking Information Form - rec'd 11-21-25
Application for Special Permit	26_Dudley_-_Impact_Statement_-_11-7-25.pdf	26 Dudley - Impact Statement - 11-7-25
Application for Special Permit	26_Dudley_-_Site_Images_-_11-7-25.pdf	26 Dudley - Site Images - 11-7-25
Application for Special Permit	26_Dudley_-_Drawing_Set_-_11-7-25.pdf	26 Dudley - Drawing Set - 11-7-25
Application for Special Permit	26_Dudley_-_Color_Elevations_-_11-20-25.pdf	26 Dudley - Color Elevations - 11-20-25
Application for Special Permit	26_Dudley_-_LEED_Checklist_-_11-7-25.pdf	26 Dudley - LEED Checklist - 11-7-25
Application for Special Permit	26_Dudley_-_Shadow_Study_-_11-7-25.pdf	26 Dudley - Shadow Study - 11-7-25
Application for Special Permit	26_Dudley_-_Stormwater_Management_Plan_-_10-24-25.pdf	26 Dudley - Stormwater Management Plan - 10-24-25
Application for Special Permit	26_Dudley_-_Stormwater_Management_Report_-_10-27-25.pdf	26 Dudley - Stormwater Management Report - 10-27-25
Application for Special Permit	Docket_3879_26_Dudley_St_-_Legal_Notice_11-27__12-4.pdf	Docket 3879 26 Dudley St - Legal Notice 11-27, 12-4

REQUIRED SUBMITTALS CHECKLIST

One electronic copy of your application is required; print materials may be requested, Review the ARB's Rules and Regulations, which can be found at www.arlingtonma.gov/arb, for the full list of required submittals.

**Application Cover Sheet (project and property information, applicant information)****Dimensional and Parking Information Form (see attached)****Impact statement**

Statement should respond to Environmental Design Review (Section 3.4) and Special Permit (Section 3.3) criteria on pages 6-8 of this packet); include:

- LEED checklist and sustainable building narrative as described in criteria 12.
- Summary of neighborhood outreach, if held or planned.

**Drawing and photographs of existing conditions**

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.

**Site plan of proposal. Must include:**

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way.

**Drawings of proposed structure**

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Graphic information showing façade materials and color samples.
- Include lighting plan and fixtures if not provided on site or landscaping plan.



Vehicle, Bicycle, and Service Vehicle Plans

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.
- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.



Sustainable Building and Site Design Elements

- A solar energy systems assessment per Section 6.4, which must include:
 - An analysis for solar energy system(s) for the site detailing layout and annual production;
 - The maximum feasible solar zone area of all structures; and,
 - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
 - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion 13.



Proposed landscaping (*may be incorporated into site plan*)

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.



Plans for sign permits, if signage is an element of development proposal



Stormwater management plan

(for stormwater management during construction for projects with new construction)



SketchUp Compatible Model, if required



Application fee

(See [Rule 12 of the ARB Rules and Regulations](#) for how to calculate the fee)

FOR OFFICE USE ONLY

Docket #: 3879

_____ Special Permit Granted

Date: _____

_____ Received evidence of filing with Registry of Deeds

Date: _____

_____ Notified Building Inspector of Special Permit filing

Date: _____

COVER SHEET

Application for Special Permit in Accordance with Environmental Design Review

PROPERTY AND PROJECT INFORMATION

- Property Address 26 Dudley Street
Assessors Block Plan, Block, Lot No. 55-2-41 Zoning District I
- Deed recorded in the Registry of deeds, Book 17283, Page 502
or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
- Present Use of Property (include # of dwelling units, if any)
Multi-Use (Retail, Office, and Light Industrial Uses)
- Proposed Use of Property (include # of dwelling units, if any)
Multi-Use (Office, Storage, and Light Industrial Uses)

APPLICANT INFORMATION

- Applicant:** Identify the person or organization requesting the Special Permit:
Name of Applicant(s) Mark Santini, Gary Santini
Organization Santini Realty Trust, Inc.
Address 60 Dudley Steet Arlington, MA 02476
Street City, State, Zip
Phone 781-648-3900 Email mark@santiniinc.com
- Applicant Interest:** the applicant must have a legal interest in the subject property:
☒ Property owner ☐ Purchaser by land contract
☐ Purchaser by option or purchase agreement ☐ Lessee/tenant
- Property Owner** ☒ Check here if applicant is also property owner
Identify the person or organization that owns the subject property:
Name Mark Santini Title Trustee
Organization Santini Realty Trust, Inc. Phone 781-648-3900
Address 60 Dudley Street Arlington, MA 02476
Street City, State, Zip
Phone 781-648-3900 Email mark@santiniinc.com

TOWN CLERK
ARLINGTON, MA 02476
2025 NOV 19 PM 3:18

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name Bryan Poisson Title Principal
Organization Approach3 Phone 617-688-2407
Address 50 Pinecliff Drive Marblehead, MA 01945
Street City, State, Zip
Phone 617-688-2407 Email bpoisson @approach3.com

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

<u>5.6.2.D</u>	<u>Development Standards in the Industrial District - Below Minimum Threshold for Compliance</u>
<u>8.1.1.A</u>	<u>Nonconforming Uses and Structures - Finding Required</u>
_____	_____
section(s)	title(s)

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

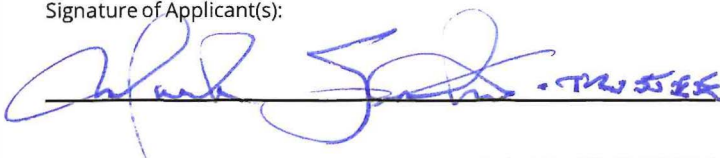
<u>6.1.11</u>	<u>Parking Requirements</u>
<u>6.4.1</u>	<u>Solar Energy System Requirements</u>
_____	_____
section(s)	title(s)

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, check the options that apply)

The applicant states that Santini Realty Trust is the owner ☒ or occupant ☐ or purchaser under agreement ☐
of the property in Arlington located at 26 Dudley Street
which is the subject of this application; and that unfavorable action ☐ or no unfavorable action ☒ has been taken by
the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant
expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the
Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s):



60 Dudley Street, Arlington, MA 02476

Address

781-648-3900

Phone

DIMENSIONAL AND PARKING INFORMATION

Property Location: 26 Dudley Street

Zoning District: Industrial (I)

Applicant: Santini Realty Trust

Address: 60 Dudley St., Arlington, MA 02476

Present Use/Occupancy: No. of Dwelling Units:
Mixed-Use

Uses and their gross square feet:
Office (4,774), Retail (1,194), Light Industrial (1,194), Storage (3,968)

Proposed Use/Occupancy: No. of Dwelling Units:
Mixed-Use

Uses and their gross square feet:
Office (5,788), Light Industrial (6,252), Storage (1,537)

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size	12,150 sf	12,150 sf	min. N/A
Frontage	133 ft	133 sf	min. N/A
Floor Area Ratio ¹	0.91	1.12	max. 3.00
Lot Coverage (%), where applicable	38.9	51.4	max. N/A
Lot Area per Dwelling Unit (sf)	N/A	N/A	min. N/A
Front Yard Depth (feet)	3.8 ft	3.8 ft	min. 10 ft
Side Yard Width (feet) right side	0.7 ft	2.0 ft	min. 10 ft
left side	38.1 ft	19.4 ft	min. 10 ft
Rear Yard Depth (feet)	2.8 ft	3.0 ft	min. 10 ft
Height stories	3	3	stories ² 3
feet	34.6 ft	34.5 ft	Feet 39 ft
Open Space (% of G.F.A.) ³			min. N/A
Landscaped (sf)	1,087 sf	1,147 sf	(sf) N/A
Usable (sf)	0 sf	0 sf	(sf) N/A
Parking Spaces (#) ⁴	~10	13	min. 20
Parking Area Setbacks (feet) (where applicable)	N/A	N/A	min. N/A
Loading Spaces (#)	1	1	min. 1
Bicycle Parking ⁵ short term	0	8	min. 8
long term	0	10	min. 9

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

MEMORANDUM

Date: November 7, 2024

To: Arlington Redevelopment Board

From: Bryan Poisson

Regarding: 26 Dudley Street – Impact Statement

The Santini Realty Trust (the “Applicant”) purchased the property at 26 Dudley Street (the “Property”) in 1986. The Property contains 12,150 sq. ft. and is located in an Industrial District. The Property abuts industrial lots on both sides, Dudley Street to the north, and conservation land, including the Mill Brook, to the south. The Property is uniquely shaped, having a front lot line that is significantly longer than the rear lot line, which complicates the redevelopment of the Property.

The Property has two existing structures: a three-story masonry building along Dudley Street (constructed in 1968) and a detached wood-framed garage/storage shed in the rear of the property. The garage/storage shed is in poor condition and needs to be demolished. The vast majority of the remainder of the site is paved with impervious blacktop.

The garage/storage, which is located .75 feet from the right-side property line and 2.75 feet from the rear property line, fails to comply with the side and rear yard setbacks under the Town’s Zoning ByLaw (the “ByLaw”) and exists as a pre-existing nonconforming structure.

The building is currently being used by variety of businesses, some of which are allowed by right under the current ByLaw, and others that require a special permit. Since prior to the amendment to the ByLaw to include Mixed-use as a use permitted by a special permit in the Industrial district, this Property has been used for Mixed-use. Thus, the Property’s Mixed-use is permitted as pre-existing nonconforming use.

The Applicant contacted Approach³ to investigate ways to improve and better utilize this industrial-zoned property. Several options for occupancy and redevelopment were evaluated, and the submitted plans represent what is believed to be the best use of the Property and will address the Town’s need for additional industrial space.

The Owner proposes to expand the existing masonry building by adding a single-story warehouse addition to the right side and rear of the existing building. The addition will maintain the current non-conformities of the garage/storage shed but will be located slightly further from the right-side and rear property lines. The combined footprint of the existing primary building and storage garages is 4,731 sq.ft., and the proposed footprint of the expanded building is 6,244 sq.ft. This represents an increase in the footprint of 32%, which is below the 50% threshold to implement § 5.6.2.D in the Zoning ByLaw.

Because the proposed addition will require a special permit pursuant to Section 8.1.1 and 8.1.4 of the Zoning ByLaw, alters the façade in a manner that impacts the architectural integrity of the existing building, and the Property will continue to be used for Mixed-Use, the Applicant seeks a special permit pursuant to Section 3.4 of the ByLaw, and a finding that the pre-existing nonconforming structure and use may be extended or altered, without being substantially more detrimental to the neighborhood than the existing nonconforming structure or use. (§ 8.1.1.A)

In addition, the project implicates the following provisions of the ByLaw for which the Applicant seeks further determinations from the Arlington Redevelopment Board:

- Section 6.4.1: A project requiring Environmental Design Review shall include a solar energy system that is equivalent to at least fifty percent of the roof area of the building or buildings that are the subject of the review.* This site is bounded by tall trees to the southeast and a much taller building to the west and southwest. An evaluation of the shading impacts on the building indicates while the high roof on the existing building sees little shading, there will be significant shading of the low roof at various times throughout the year. Moreover, the addition is designed to allow for an additional story to be constructed in the future, should there be market demand for that additional space. The Applicant proposes maximizing the solar installation on the existing high roof and making the lower roof solar-ready for possible installation in the future. The Applicant requests a reduction in the solar system to 22 percent of the total roof area of the building that is the subject of this review, which is 57 percent of the existing high roof.
- Section 6.1.11.C(3): Each required off-street parking space shall have direct access to an aisle or driveway having a minimum width of 24 feet in the case of two-way traffic.* Currently the Property does not provide a 24 foot wide aisle in the parking area due to the location of the existing building. The proposed condition will be similar to the existing. The Applicant seeks a determination that the lack of a 24 foot drive aisle in the parking area is an existing nonconformity that may be continued.
- Section 6.1.11.D(1): The surfaced area shall be set back at least 10 feet from front lot lines and from all lot lines of abutting property used for residential purposes; however, for side and rear lot lines the setback need only be five feet if the setback includes a solid wall or solid wooden fence, five to six feet in height complemented by suitable plantings. In no case shall the paved area be set back from the front lot line a distance less than the minimum front yard setback for the district, nor from a side or rear lot line a distance less than the minimum buffer width required in the Density and Dimensional Regulations of the district. Where deemed appropriate by property owner, acceptable to immediate abutters, and approved by the Building Inspector, another wall or fence height or fence type may be substituted for the required wall or fence.* The existing parking area is not set back from the left side lot line and is only provided with a low chain link fence. The Applicant is proposing to improve the existing condition with a block retaining wall with a screening fence above to a height of 5 feet. The Applicant seeks a determination that the proposed parking setback is an existing nonconformity that may be continued.
- Section 6.1.11.F(2): For parking areas not covered with pervious surfaces, one of the following options must be chosen to reduce the heat given off by the paved surface of the parking area: Increase shade of the impervious pavement to a minimum of 50% of the surface by one or both of the following methods: Installing trees within the landscaped areas required by Section 6.1.11.D(6).* The conservation land along the edge of the proposed parking overhangs the parking area today. There are trees proposed for the landscape areas at both ends of the proposed parking. Additionally, the proposed addition and adjacent building will provide shading to the proposed parking area. As such, the Applicant seeks a determination that the requirement for shading of the pavement has been met.
- Section 6.1.11.F(3): Rain gardens, bioswales, and wetlands restoration, as appropriate to control runoff and manage stormwater on-site, are strongly encouraged.* The introduction of a rain garden in the landscaped area between the vehicle and bicycle parking was considered, but it was felt that the difficulty of maintaining such an area on a small site would lead to the area becoming ineffective over time. The current practice of draining surface water to the adjacent conservation land and street will be greatly reduced by the construction of stormwater retention for the existing and proposed roofs. The proposed regrading of the parking area will

further divert rainwater from draining directly into the conservation land. As such, the Applicant seeks a determination that the project adequately addresses the need to control runoff and manage stormwater on site without the need for the installation of rain gardens, bioswales or wetlands restoration.

- *Section 6.1.11.F(4): Electric vehicle charging stations are strongly encouraged.* The applicant will provide underground electric feeds to the parking area for future installation of charging stations. As such, the Applicant seeks a determination that the project adequately addresses the desire for electric vehicle charging stations.

The Applicant submits the following in support of the required Special Permit findings under Section 3.3.3 of the Zoning ByLaw:

- A. *The use requested is listed as a special permit use in the use regulations for the applicable district or is so designated elsewhere in this ByLaw.* The existing use of the property is Mixed-Use, and there is no proposed change to that use. The request is to expand the existing special permit use, increasing the intensity of the existing nonconformity with regards to setbacks.
- B. *The requested use is essential or desirable to the public convenience or welfare.* The orderly development and redevelopment of land in the Industrial district allows the Town to create employment opportunities, reduce environmental impact, improve the physical appearance of the Property, and expand its commercial tax base.
- C. *The requested use will not create undue traffic congestion or unduly impair pedestrian safety.* The expansion of the existing use will not generate significantly more or different traffic demands than the existing use. The applicant is proposing to greatly improve pedestrian safety by reducing the number of curb cuts and replacing the existing sidewalk with a more continuous and level one.
- D. *The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.* The additional commercial space will increase water and sewer usage but not to an extent that would impact other users on the street or in the neighborhood. There will not be the creation of hazards affecting health, safety, or the general welfare.
- E. *Any special regulations for the use as may be provided in this ByLaw are fulfilled.* There are no special regulations which apply to the proposed use. There are special regulations related to a Section 6 determination and development in the Industrial district, and with the acceptance of the items noted previously, those special regulations will be fulfilled.
- F. *The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.* The proposed use is an expansion of the existing use which is in keeping with the intended use of land in the industrial district. It will neither impair the integrity of the district nor be detrimental to health or welfare.
- G. *The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.* The proposed use is directly in keeping with the intended use of the district.

In further support of this application, we make the following statements regarding the required Environmental Design Review Criteria under Section 3.4.4 of the Zoning ByLaw:

1. **Preservation of Landscape.** *The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas. The existing site is mostly devoid of landscaping. That which exists is not in a natural state. The proposed redevelopment will add significant landscaping and tree canopy to the area. Proposed grade changes are internal to the site, and only a portion of the lot adjoining the conservation land will require a retaining wall to mitigate the change in grades.*
2. **Relation of Buildings to Environment.** *Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space. The proposed addition is significantly lower than the buildings included in the recent development on adjacent properties. The addition will be harmonious with other buildings in the vicinity and improve the appearance of the existing building on the Property.*
3. **Open Space.** *All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance. There is no requirement for Usable Open Space in the industrial district. The proposed landscaped open space areas are primarily towards the public way. The Applicant also proposes to include three public shade trees on Dudley Street.*
4. **Circulation.** *With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties. The number of driveways onto the site will be reduced from three (3) to one (1). This will make things safer for pedestrians and create additional street parking spaces. Circulation on site will be tight due to the shape of the site, but it will be an improvement over the current condition. The short-term bike parking is directly adjacent to the street, and the long-term bike storage in the basement will be readily accessible from the stairway door adjacent to the driveway and down a half flight of stairs. The stairs will be provided with a flip-down ramp so bikes would not need to be carried.*
5. **Surface Water Drainage.** *Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create*

puddles in the paved areas. The entire site is within the 200' riverfront zone for Mill Brook, and stormwater plans will be made in accordance with the requirements of the Conservation Commission. Stormwater from the roofs will be plumbed to underground infiltration chambers under the parking areas. The parking areas will drain away from sensitive areas.

6. *In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.* The Applicant requests a determination that security is not warranted given the scope of the project.
7. **Utility Service.** *Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.* The existing electric and communication cabling is run overhead from poles on the same side of the street. The new services can be run underground from the pole at the east end of the site. Sanitary sewer will utilize the existing drain line, and solid waste will utilize the dumpster at the rear of the property.
8. **Advertising Features.** *The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Any signage will be submitted under a separate application.*
9. **Special Features.** *Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.* There are no planned areas for exposed storage, exterior machinery, or exterior service. Periodic deliveries will be made either from the street or using the driveway. The Applicant requests a determination that specific screening is not warranted for this project.
10. **Safety.** *With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.* The existing Mixed-Use building will have several safety improvements. The existing single interior stair will be replaced with two new interior egress stairs complying with the current building code. The exterior fire escape will be removed. The proposed entry lobby will be open to the street with no concealed areas. There is direct access from the lobby to the elevator and egress stair. The main entry is directly off the street. The parking area will be well lit with clear visibility from the street. Long-term bike storage access is from the east stair, which is close to the street.
11. **Heritage.** *With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.* There are no existing historic, traditional, or significant features present on the Property.

12. **Microclimate.** *With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.* The project will not significantly increase the amount of impervious surface area on the Property and will greatly improve the quality of the landscaped areas. Tree coverage will be increased, intentionally landscaped area will be increased, and stormwater management systems will be installed.
13. **Sustainable Building and Site Design.** *Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED®) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED® performance objectives will be incorporated into the project.* The Applicant is not intending to submit this project for certification under the LEED protocols. The project will comply with the renovation and addition requirements of the Commercial Stretch Energy Code. A preliminary review of the LEED Checklist indicates that compliance with that code and the requirements of the Zoning ByLaw could lead to LEED certification.

The Applicant is filing for a Notice of Intent with the Conservation Commission in regards to the entire site being within the 200 ft riverfront setback. Depending upon the hearing schedules for the two boards, the Applicant requests that this Board, should it be prepared to vote favorably on this application, condition the special permit on favorable action by the Conservation Commission rather than requiring the issuance of the Notice of Intent prior to taking final action.

If there are any questions from the Board ahead of the hearing, please let us know so we may prepare appropriate responses.

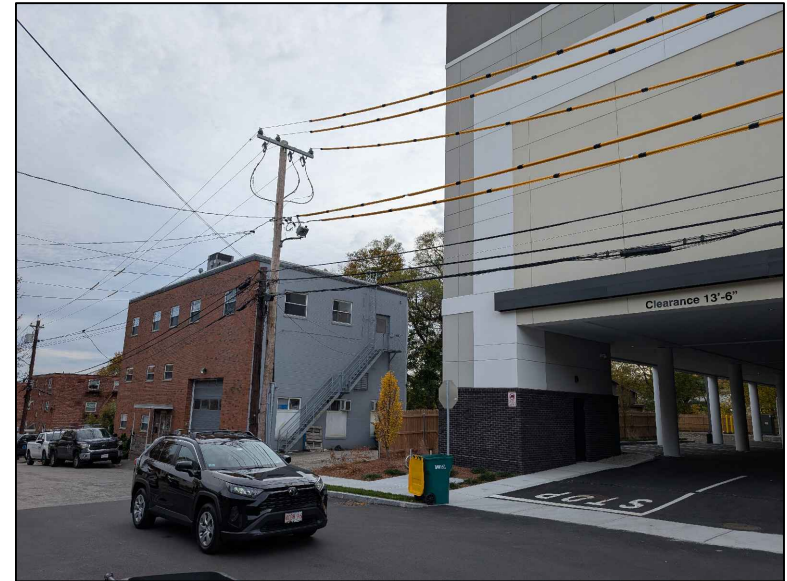
We thank you for this opportunity to introduce this project to the Board, and we look forward to responding to your questions.



VIEW EAST OF PROPERTY



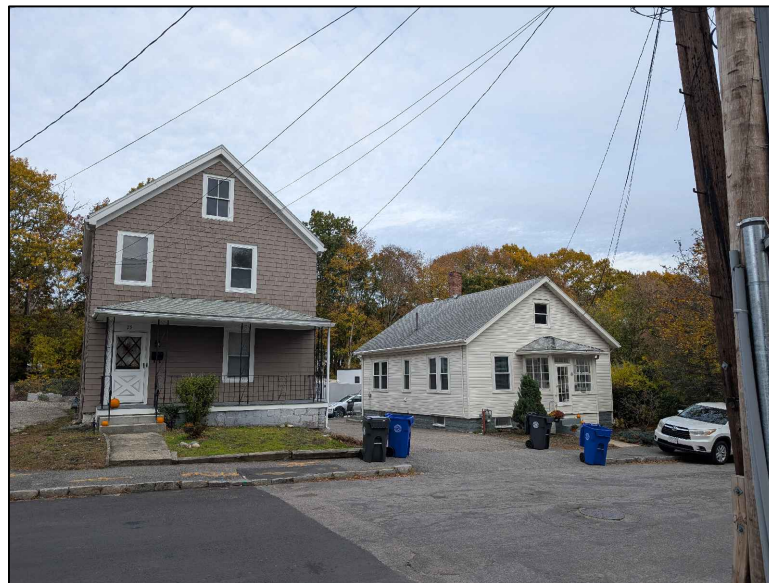
VIEW OF PROPERTY FROM EAST



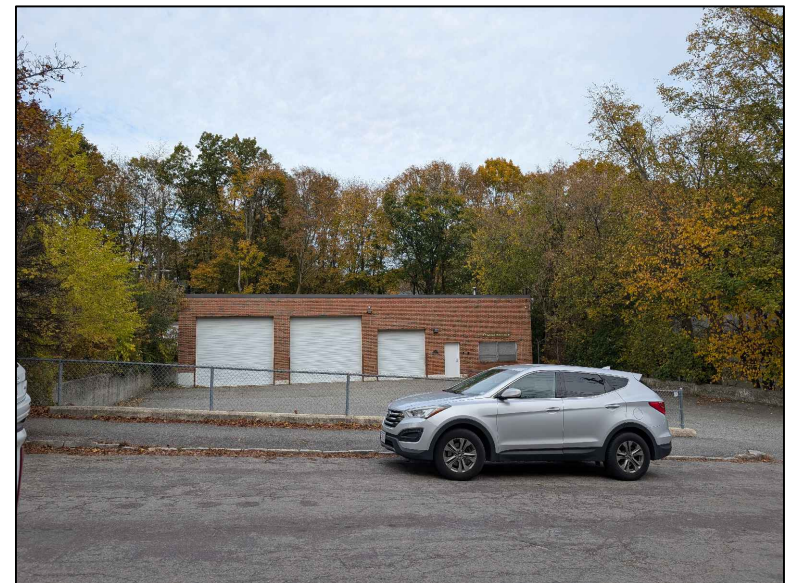
VIEW OF PROPERTY FROM WEST



VIEW WEST ACROSS FROM PROPERTY



VIEW ACROSS FROM PROPERTY



VIEW EAST ACROSS FROM PROPERTY



VIEW EAST OF GARAGE/SHED



VIEW OF 34 DUDLEY STREET FROM ROOF



VIEW OF AREA BETWEEN
PRIMARY BUILDING AND GARAGE/SHED



WEST END OF BUILDING



REAR OF BUILDING



EAST END OF BUILDING



VIEW OF PARKING AREA

26 DUDLEY STREET
BUILDING ADDITION & SITE IMPROVEMENTS

26 Dudley Street
Arlington, MA 02476

Architect's Project No: 2206

Property Owner

Mark Santini
Gary Santini
Santini Realty, LLC
60 Dudley Street
Arlington, MA 02476
781.648.3900

Architect

Bryan Poisson
APPROACH³
50 Pinecliff Road
Marblehead, MA 01945
617.688.2407

MEPFP Consultant

Structural Consultant

Daniel Bonardi
Dan Bonardi Consulting Engineers
108 Summer Street
Arlington, MA 02474
781.483.3336

Stormwater Consultant

Fred Russell
Frederick W. Russell, PE
154 Aldrich Road
Wilmington, MA 01887
978.604.6590

Environmental Consultant

Richard Kirby
LEC Environmental Consultants, Inc.
380 Lowell Street
Wakefield, MA 01880
781.245.2500

Released for EDR Review
November 7, 2025

ZONING INFORMATION:

26 DUDLEY STREET
ARLINGTON, MA 02476

ZONING DISTRICT: INDUSTRIAL
EXISTING USE: MIXED-USE
PROPOSED USE: MIXED-USE

EXISTING OCCUPANCY: BUSINESS (B)
STORAGE (S-2)
PROPOSED OCCUPANCY: BUSINESS (B)
STORAGE (S-2)
FACTORY (F-1)

LOT AREA: 12,150 SF

EXISTING GFA: 11,109 SF

PROPOSED GFA: 13,569 SF

CONSTRUCTION TYPE: 2B (NONCOMBUSTIBLE,
UNPROTECTED)

EGRESS CAPACITY:
BUSINESS: (5,788 SF / 150 SFPO) = 39
INDUSTRIAL: (6,244 SF / 100 SFPO) = 63
WAREHOUSE: (1,537 SF / 500 SFPO) = 4
TOTAL: 106

NUMBER OF EXITS:
REQUIRED: 2 [1-500 OCCUPANTS]
PROVIDED: 3

MAXIMUM TRAVEL DISTANCE:
REQUIRED: 250 FT (SPRINKLERED)
PROVIDED:

MAXIMUM DEAD END CORRIDOR:
REQUIRED: 50 FT (SPRINKLERED)
PROVIDED:

MAXIMUM COMMON EGRESS PATH:
REQUIRED: 75 FT (SPRINKLERED)
PROPOSED:

AREA MAP:



Drawing Index:

GA101 ZONING INFORMATION, DRAWING INDEX,
AND SCHEDULES
GA102 EGRESS DIAGRAMS
GA103 FIRE SEPARATION DIAGRAMS
GENERAL NOTES, KEYS, AND LEGENDS

CV100 CONSERVATION AND LIGHTING SITE PLANS
CV101 EXISTING AND PROPOSED SITE PLANS
CV102 PARKING AND LANDSCAPE SITE PLANS
CV501 SITE CONSTRUCTION DETAILS
CV502 LANDSCAPING DETAILS

AD101 DEMOLITION PLANS - BASEMENT AND FIRST FLOOR
AD102 DEMOLITION PLANS - SECOND AND THIRD FLOORS

AD201 EXTERIOR ELEVATIONS W/ DEMOLITION
AD202 EXTERIOR ELEVATIONS W/ DEMOLITION

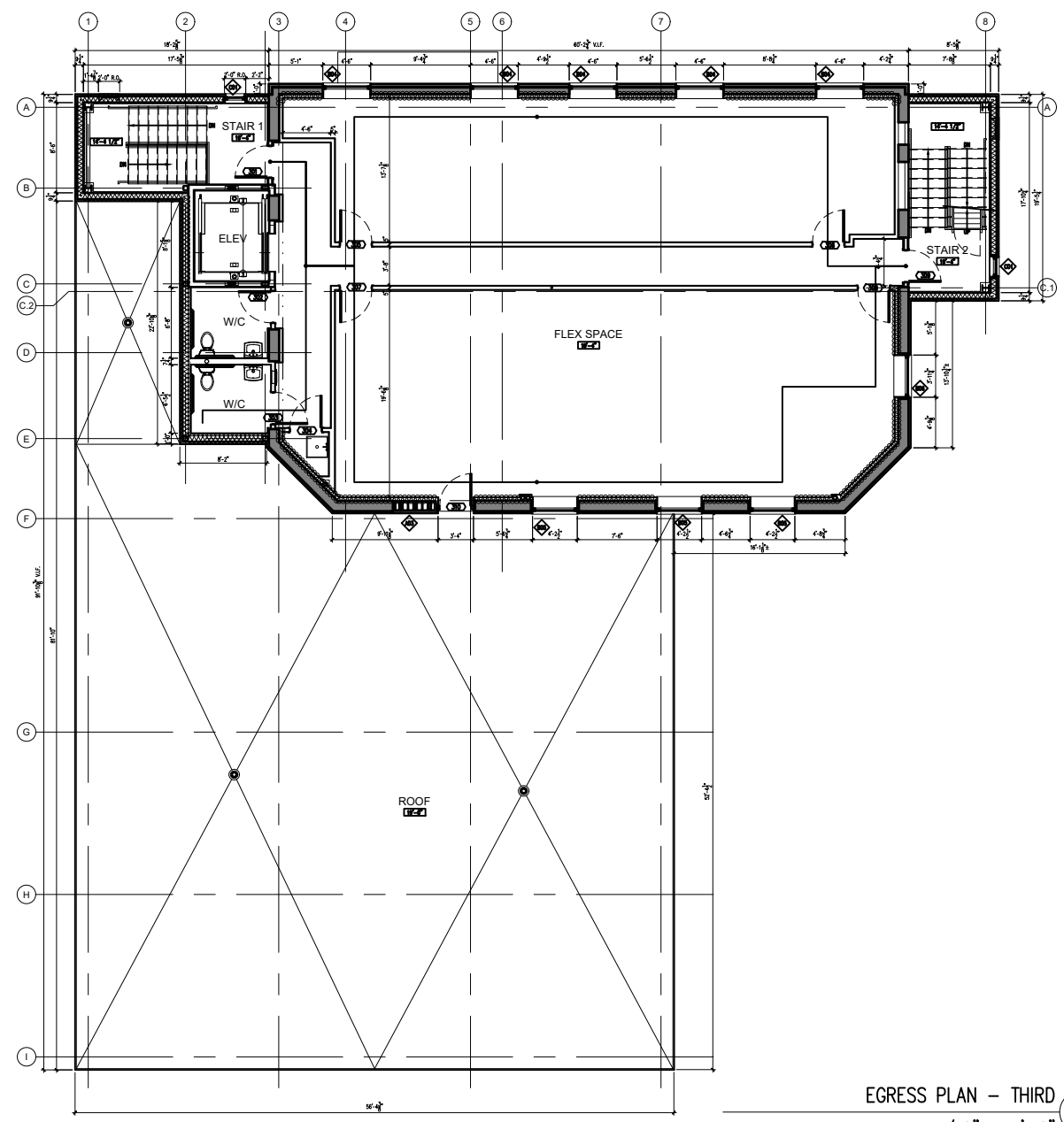
A-100 BASEMENT / FOUNDATION CONSTRUCTION PLAN
A-101 FIRST FLOOR CONSTRUCTION PLAN
A-102 SECOND FLOOR CONSTRUCTION PLAN
A-103 THIRD FLOOR CONSTRUCTION PLAN
A-104 ROOF CONSTRUCTION PLAN

A-201 EXTERIOR ELEVATIONS
A-202 EXTERIOR ELEVATIONS

OCCUPANCY LOAD & PLUMBING FIXTURE REQUIREMENTS											
LOCATION	OCCUPANT LOAD			EMPLOYEE FACILITIES							
	USE GROUP	GROSS S.F.	OCCUPANCY LOAD	UNISEX W.C.	UNISEX LAV.	WOMEN W.C.	WOMEN LAV.	MEN W.C.	MEN LAV.	SERV. SINK	DRINKING FOUNTAIN
BASEMENT	MECHANICAL	1,537 SF	(1,537/300)=6	0	0	0	0	0	0	1	0
FIRST FLOOR	BUSINESS	2,216 SF	(2,216/150)=15	2	2	0	0	0	0	1	1
FIRST FLOOR	WAREHOUSE	4,028 SF	(4,028/500)=8								
SECOND FLOOR	BUSINESS	2,894 SF	(2,894/150)=20	0	0	1	1	1	1	1	1
THIRD FLOOR	BUSINESS	2,894 SF	(2,894/150)=20	0	0	1	1	1	1	1	1
TOTAL:	MIXED USE	13,569 SF	69	2	2	2	2	2	2	4	3

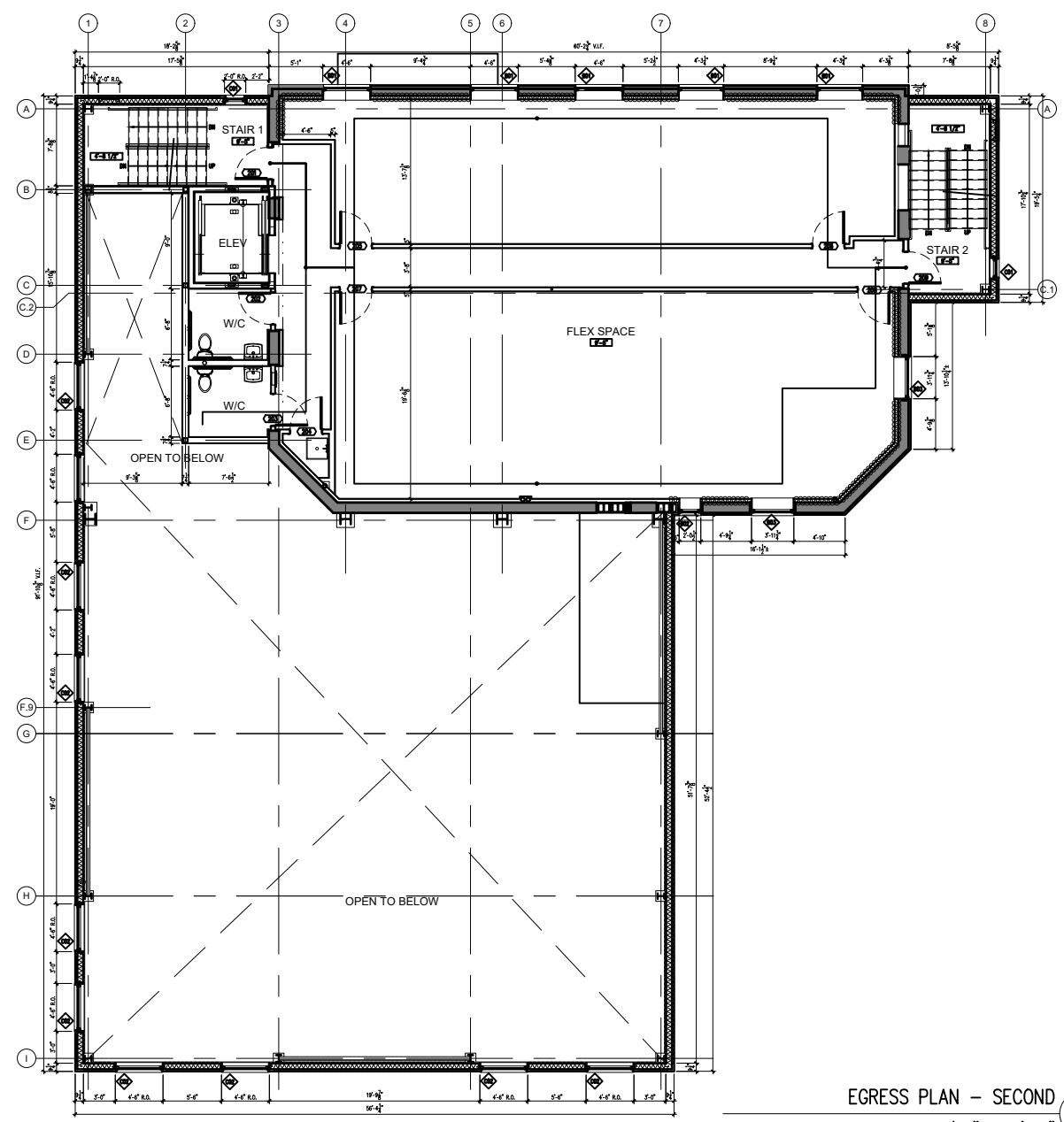
ENERGY ANALYSIS FOR ALTERATION

MASSACHUSETTS – CLIMATE ZONE 5A FENESTRATION ____% OF WALL AREA AVERAGE PROJECTION FACTOR = ____			
ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE	COMMENTS
ROOF INSULATION (INSULATION ABOVE DECK)	MIN. R-30 RIGID INSULATION (6" THICK)	MINIMUM R-30 CONTINUOUS INSULATION (IECC 2021)	PROVIDE PROTECTION BOARD BELOW ROOFING MEMBRANE
EXISTING EXTERIOR WALLS (MASS WALLS)	EXISTING MASONRY UNITS, 2" CLOSED-CELL RIGID FOAM BOARD INSULATION (R-12)	MINIMUM R-11.4 CONTINUOUS INSULATION (IECC 2021)	INSULATE INTERIOR SIDE OF EXISTING MASONRY AT FRONT WALL; INSULATE EXTERIOR SIDE ELSEWHERE
NEW EXTERIOR WALLS (METAL FRAMED)	5 1/4" FIBERGLASS BATT CAVITY INSULATION (R-21), 2" RIGID INSULATION CONTINUOUS INSULATION (R-12)	MINIMUM R-13 CAVITY INSULATION WITH R-10 CONTINUOUS INSULATION (IECC 2021)	-
FOUNDATION WALL INSULATION	R-10 RIGID FOAM CONTINUOUS INSULATION (2" THICK)	MINIMUM R-7.5 CONTINUOUS INSULATION (IECC 2021)	INSTALL OUTSIDE OF FOUNDATION WALL
SLAB-ON-GRADE INSULATION (UNHEATED)	R-15 RIGID FOAM CONTINUOUS INSULATION (3" THICK)	MINIMUM R-15 CONTINUOUS INSULATION FOR 24" (IECC 2021)	INSTALL UNDER ENTIRE FLOOR SLAB
OPAQUE EXTERIOR DOORS	U = 0.29	MAXIMUM U = 0.37 (IECC 2021)	INSULATED STEEL DOOR WITH TEMPERED GLASS LIGHT
GLAZED EXTERIOR DOORS (SWING)	U = 0.65	MAXIMUM U = 0.63 (IECC 2021)	THERMALLY BROKEN ALUMINUM GLAZING FRAME, 1" INSULATED GLASS
GARAGE DOORS (OVERHEAD)	U = 0.65	MAXIMUM U = 0.31 (IECC 2021)	INSULATED STEEL DOOR WITH TEMPERED GLASS LIGHTS
GLAZED STOREFRONT	T.B.D.	MAXIMUM U = 0.36 (IECC 2021)	THERMALLY BROKEN ALUMINUM GLAZING FRAME, 1" INSULATED GLASS
FIXED WINDOWS	T.B.D.	MAXIMUM U = 0.36 (IECC 2021)	THERMALLY BROKEN ALUMINUM GLAZING FRAME, 1" INSULATED GLASS, AWNING



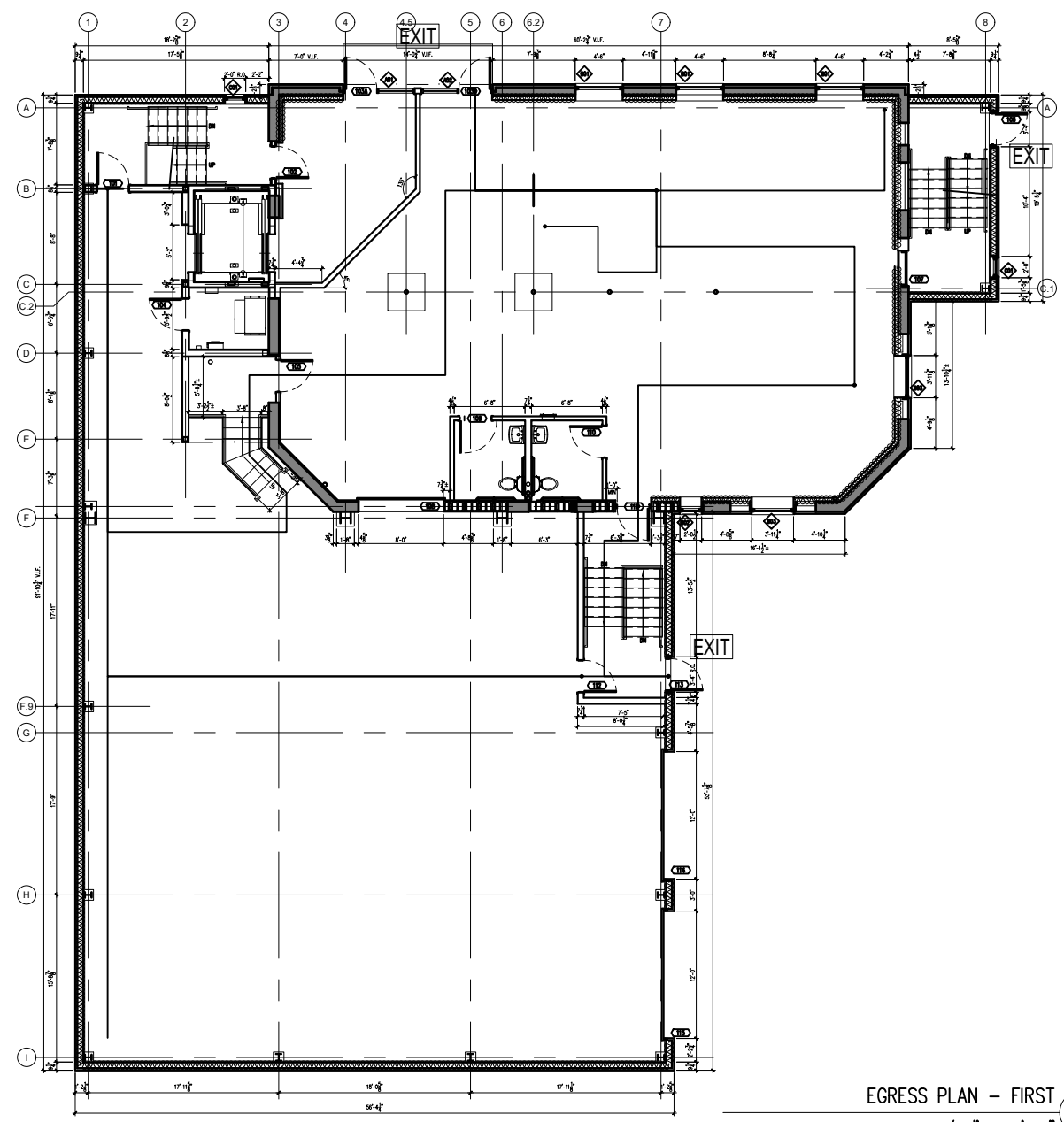
THIRD FLOOR EGRESS NOTES

LONGEST EGRESS PATH: 55.3 FT
LONGEST COMMON PATH OF EGRESS TRAVEL: 24.5 FT
LONGEST DEAD END CORRIDOR: 13.7 FT



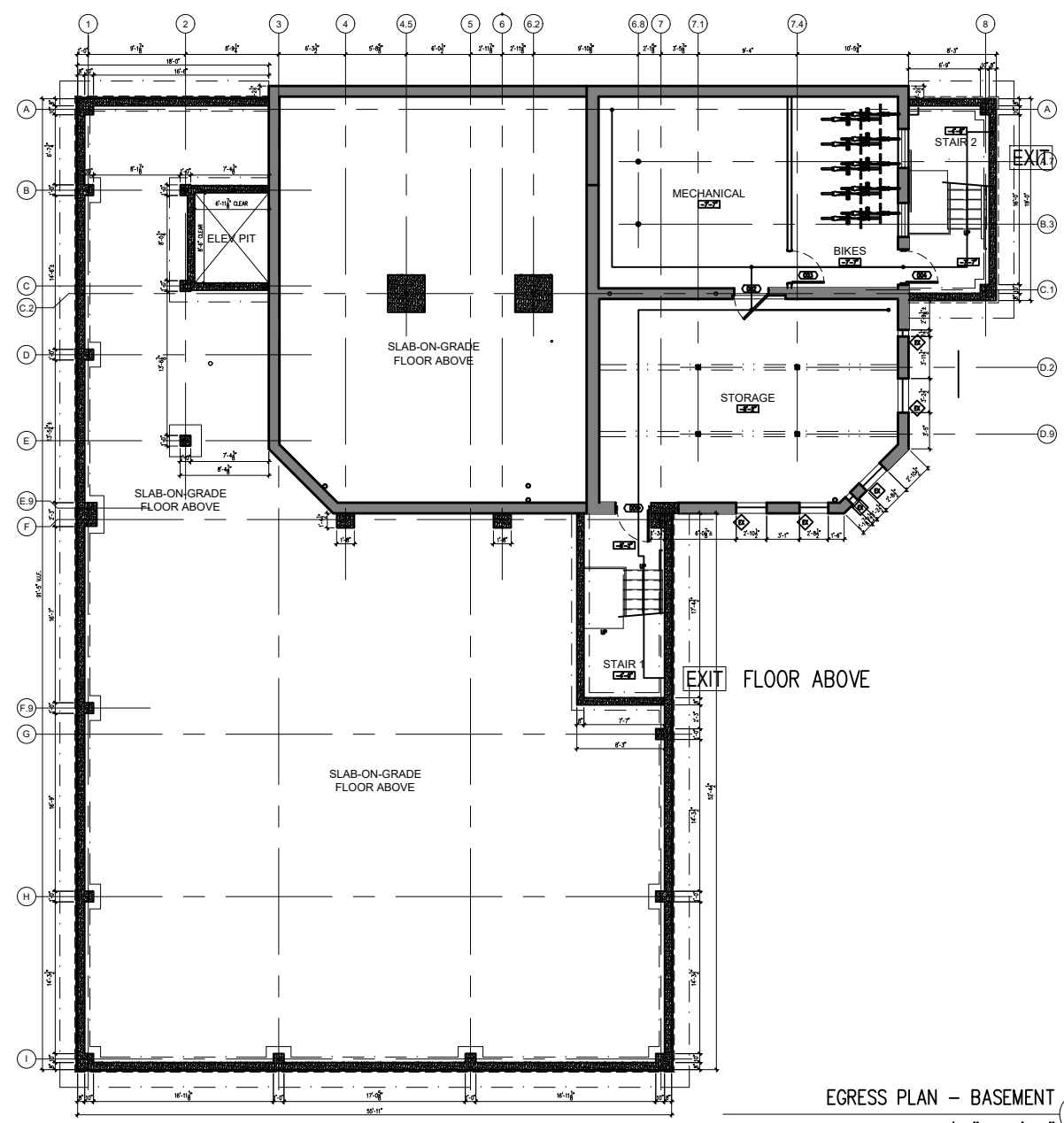
SECOND FLOOR EGRESS NOTES

LONGEST EGRESS PATH: 55.3 FT
LONGEST COMMON PATH OF EGRESS TRAVEL: 24.5 FT
LONGEST DEAD END CORRIDOR: 13.7 FT



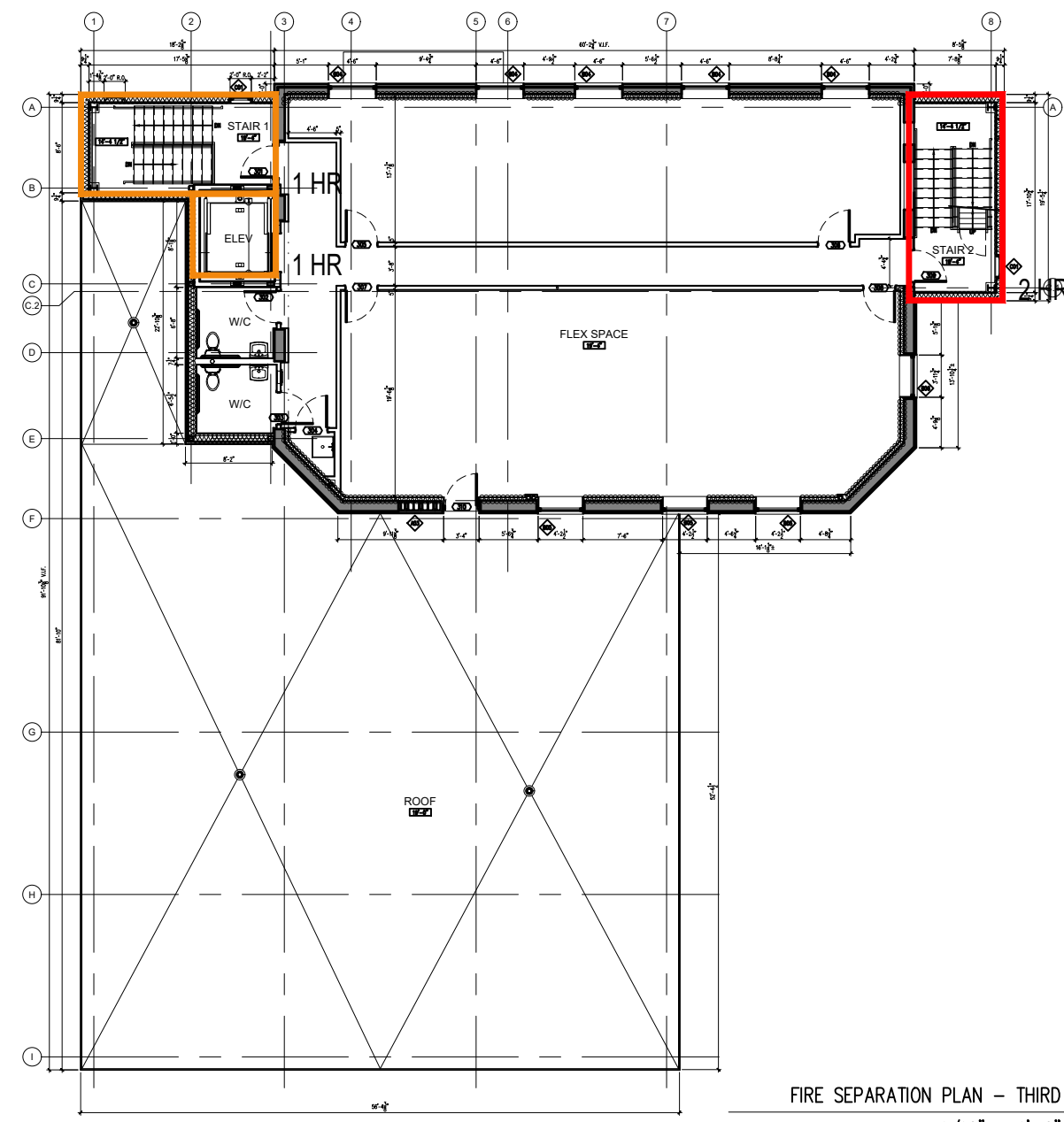
FIRST FLOOR EGRESS NOTES

LONGEST EGRESS PATH: 78.8 FT
LONGEST COMMON PATH OF EGRESS TRAVEL: 34.1 FT
LONGEST DEAD END CORRIDOR: N/A

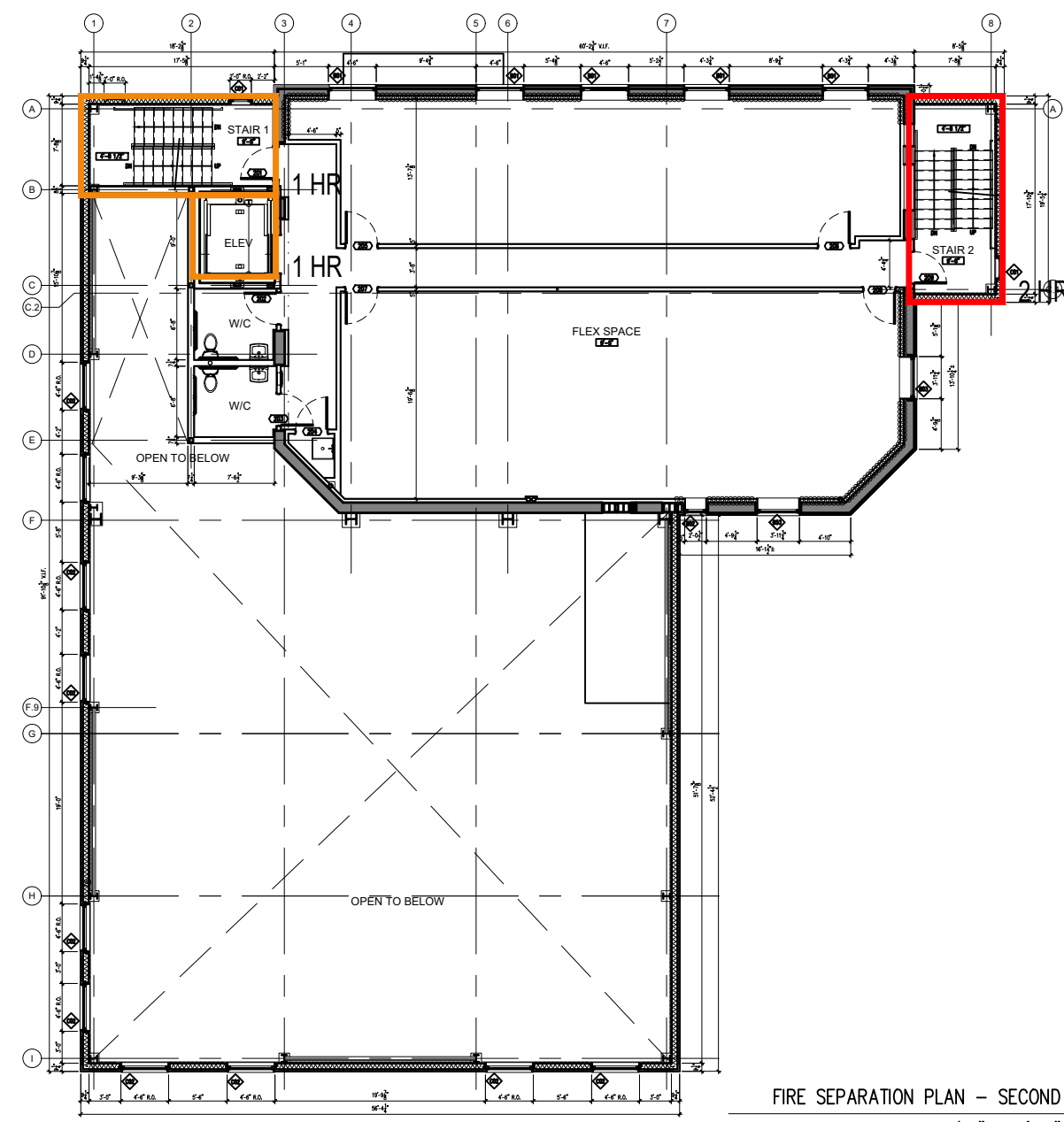


BASEMENT EGRESS NOTES

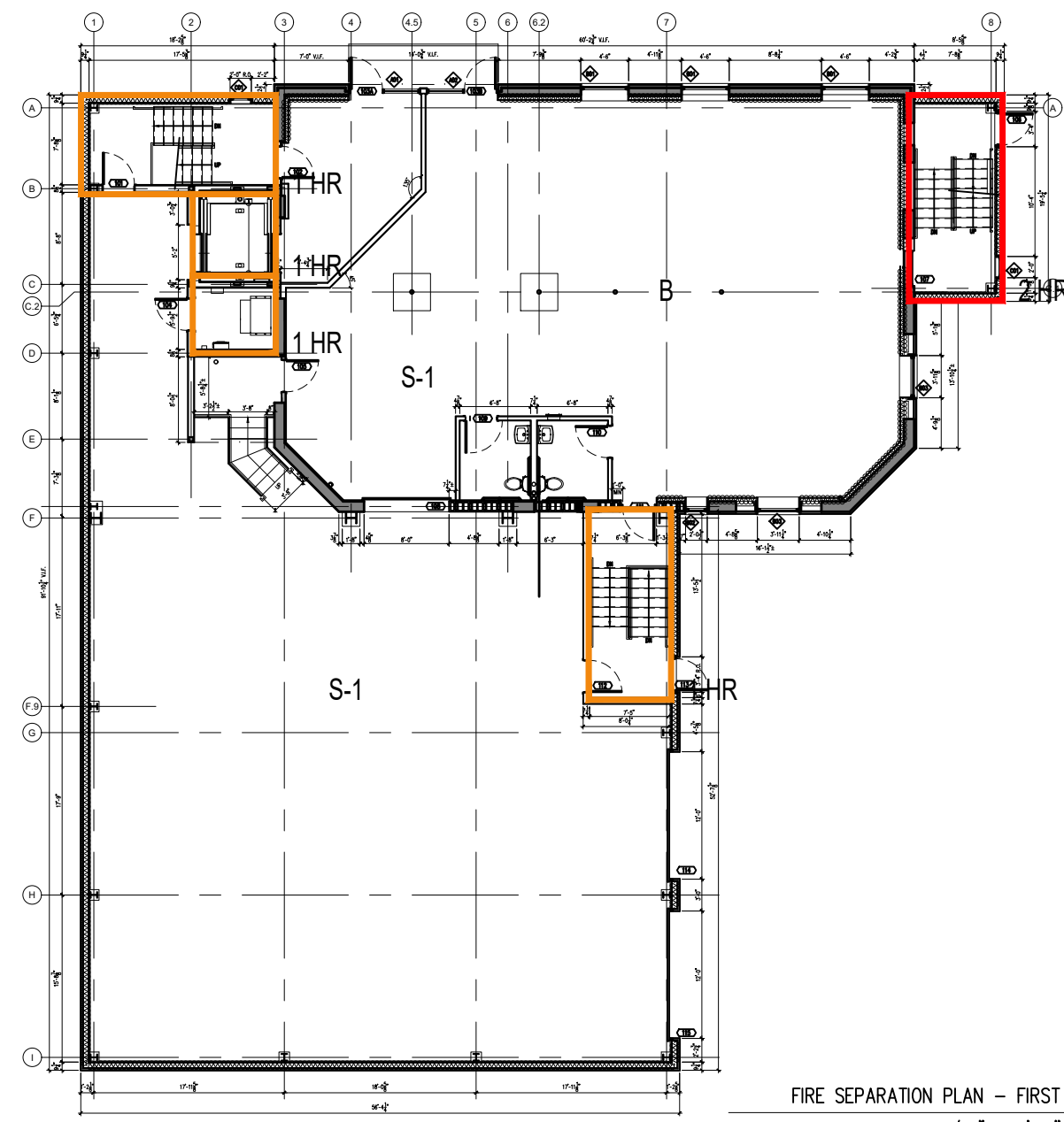
LONGEST EGRESS PATH: 55.3 FT
LONGEST COMMON PATH OF EGRESS TRAVEL: 28.0 FT
LONGEST DEAD END CORRIDOR: N/A



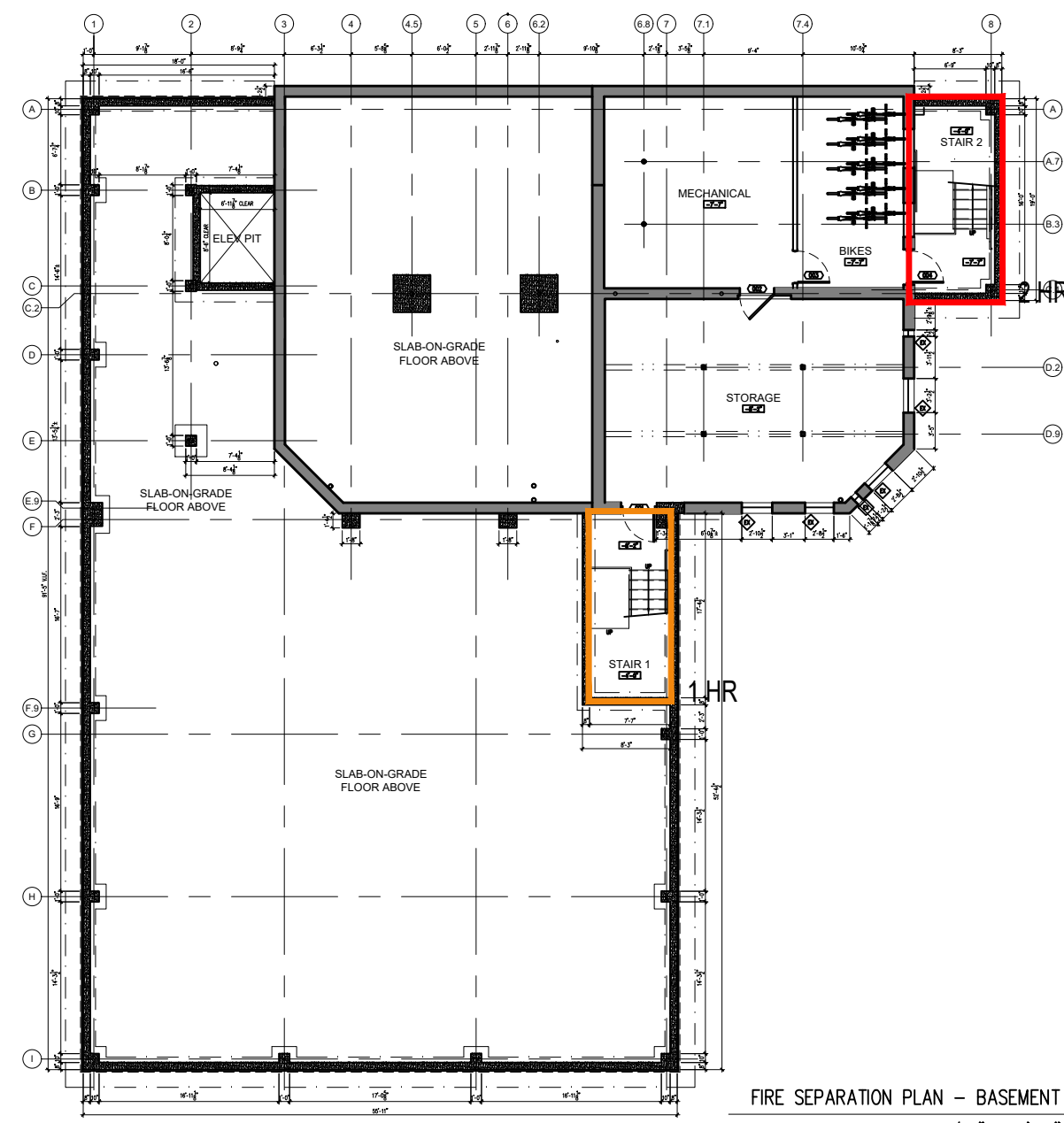
FIRE SEPARATION PLAN - THIRD
1/16" = 1'-0"



FIRE SEPARATION PLAN - SECOND
1/16" = 1'-0"



FIRE SEPARATION PLAN - FIRST
1/16" = 1'-0"



FIRE SEPARATION PLAN - BASEMENT
1/16" = 1'-0"

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Drawn by:

Egress Plans
Fire Separation Plans

Santini Realty, LLC
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Arlington, MA 02476

Client:

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File No: 2206
Architect: QMK

Revisions:

GA102

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GENERAL NOTES:

- 1. ALL CEILING ELEMENTS TO BE LOCATED PER THE ARCHITECTURAL DRAWINGS, CENTER ELEMENTS ON TILES OR TILE DIVISIONS, CONSULT THE ARCHITECT WHERE CONFLICTS OCCUR.
- 2. ALL DIMENSIONS ARE FACE OF FINISH TO FACE OF FINISH, EXCEPT WINDOWS WHICH ARE R.O. TO R.O. OR CENTER LINE, OR OTHER ITEMS AS INDICATED.
- 3. DO NOT SCALE DRAWINGS. CONSULT WITH ARCHITECTS WHEN CONFLICTS OCCUR.

GENERAL MECHANICAL NOTES:

- 1. ALL THERMOSTATS AND/OR SENSORS SHALL BE MOUNTED AT 48" AFF AND ADJACENT TO LIGHT SWITCHES. ALL THERMOSTATS AND/OR SENSORS LOCATED AT EXTERIOR WALLS AND/OR COLUMNS SHALL BE PROVIDED WITH INSULATED BACK PLATES.
- 2. CONTRACTOR SHALL COORDINATE ALL DUCTWORK ROUTING WITH STRUCTURAL AND OTHER TRADES PRIOR TO DUCTWORK FABRICATION.
- 3. CEILING UNIT HEATERS TO BE DIRECTLY MOUNTED TO STRUCTURAL SYSTEM ABOVE.
- 4. ALL TOILET ROOM AND JANITOR CLOSET DOORS SHALL HAVE A 3/4" UNDERCUT. COORDINATE WITH DOOR VENDOR.
- 5. EXHAUST FAN OUTLET(S) TO BE LOCATED IN ROOF OR PARKING LOT SIDE OF BUILDING. PROVIDE DAMPER.
- 6. FRESH AIR INTAKE(S) TO BE LOCATED IN ROOF. PROVIDE DAMPER. LOCATE MIN. 10' FROM ANY EXHAUST OR VENT.
- 7. DIFFUSER, GRILLE, AND REGISTER BORDER TYPES SHALL BE COMPATIBLE WITH ARCHITECTURAL CEILING TYPE FOR THE ROOM IN WHICH THE AIR DEVICE IS LOCATED.
- 8. TRANSITION RETURN AIR DUCTS TO FULL SIZE OF RETURN GRILLES.
- 9. THERMOSTATS TO BE 7-DAY PROGRAMMABLE, HEATING/COOLING UNITS. COLOR: TO BE DETERMINED BY ARCHITECT.
- 10. PROVIDE MECHANICAL DAMPER AT FRESH AIR DUCT. PROVIDE BACKDRAFT DAMPER WITH BLADE SEALS AT TOILET EXHAUST DUCT.
- 11. REFRIGERANT PIPING AND INSULATION BY CONTRACTOR. PIPING SIZES BY UNIT MANUFACTURER.
- 12. SUBCONTRACTOR TO PROVIDE AS-BUILT DOCUMENTATION TO ARCHITECT AND OWNER AT END OF PROJECT.

GENERAL PLUMBING NOTES:

- 1. PROVIDE FIBERGLASS PIPE INSULATION ON ALL COLD AND HOT WATER SUPPLY PIPING.
- 2. PROVIDE TRU-BRO INSULATION ON DRAIN PIPING WHERE EXPOSED BELOW ALL SINKS PER THE ACCESSIBILITY CODE.
- 3. PROVIDE WATER HEATER. REFER TO INSTALLATION DRAWING.
- 4. NEW PLUMBING FIXTURES SHALL BE HIGH EFFICIENCY LOW FLOW TYPE. REFER TO PLUMBING FIXTURE SCHEDULE.
- 5. REFER TO PLUMBING COORDINATION DRAWING FOR REQUIRED PIPING AT LUNCH ROOM AND KITCHEN.
- 6. FIXTURE TRIM, TRAPS, FAUCETS, ESCUTCHEONS, AND WASTE PIPES EXPOSED TO VIEW IN THE FINISHED SPACES SHALL BE I.P.S. BRASS WITH POLISHED CHROMIUM PLATING OVER NICKEL FINISH.
- 7. BALL VALVES SHALL BE FULL PORT WITH STAINLESS STEEL STEM AND BALL, BRONZE BODY, SOLDER AND EQUAL TO APOLLO 77-200 SERIES FOR PIPING UP TO 2" SIZE.
- 8. PIPE INSULATION BY OWENS-CORNING, CERTAIN-TEED, OR MANVILLE. JACKETS AND ADHESIVES SHALL BE FLAME RETARDANT. HOT WATER SUPPLY PIPING SHALL BE INSULATED WITH HEAVY DENSITY FIBERGLASS WITH SELF-SEALING LAP AND ALL SERVICE JACKET, FITTINGS AND VALVES SHALL BE INSULATED WITH TWO LAYERS BLANKET INSULATION WITH PVC COVERS. INSULATION THICKNESS TO BE 1". COLD WATER PIPING, VALVES, AND FITTINGS SHALL BE INSULATED AS SPECIFIED FOR HOT WATER PIPING WITH CONTINUOUS VAPOR BARRIER.
- 9. PROVIDE STEEL BAND HANGERS FOR PIPING 4" AND SMALLER. SUPPORT PIPING FROM BUILDING STRUCTURE TO MAINTAIN REQUIRED GRADE AND PITCH OF PIPE LINES. SECURE PIPING IN PLACE.
- 10. PROVIDE TYPE L HARD DRAWN COPPER TUBING, ASTM B88 WATER SERVICE PIPING WITH WROUGHT COPPER FITTINGS AND 95-5 LEAD-FREE SOLDER. PROVIDE DWV COPPER TUBE OR TYPE M COPPER FOR DRAIN SERVICE WITH WROUGHT COPPER DRAINAGE FITTINGS AND 95-5 LEAD-FREE SOLDER.
- 11. PLUMBING SYSTEMS SHALL BE THOROUGHLY DISINFECTED WITH A SOLUTION CONTAINING NO LESS THAN 50 PPM OF AVAILABLE CHLORINE. SOLUTION TO BE INTRODUCED TO THE SYSTEM AND DRAWN TO ALL POINTS. DISINFECTION SOLUTION SHALL BE ALLOWED TO REMAIN IN THE SYSTEM FOR 24 HOURS, DURING WHICH TIME, ALL VALVES AND FAUCETS SHALL BE OPENED AND CLOSED SEVERAL TIMES. SOLUTION SHALL BE FLUSHED FROM THE SYSTEM WITH CLEAR WATER UNTIL RESIDUAL CHLORINE CONTENT IS NO GREATER THAN 0.2 PPM.

GENERAL ELECTRICAL POWER NOTES:

- 1. CIRCUIT NUMBERS TO BE DETERMINED IN THE FIELD AND DOCUMENTED ON AS-BUILT DOCUMENTATION BY THE ELECTRICAL CONTRACTOR. INTERCONNECTING BRANCH WIRING SHALL BE SIZED EQUAL TO THE HOMERUN UNLESS NOTED OTHERWISE.
- 2. VOLTAGE DROP SHALL BE A CONSIDERATION IN THE DESIGN OF ALL BRANCH CIRCUITRY AND FEEDER SIZES BASED UPON THE ILLUSTRATED EQUIPMENT LAYOUTS AND THE SHORTEST CONDUCTOR/RACEWAY ROUTING. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS TAKEN THAT WILL INCREASE CONDUCTOR/RACEWAY ROUTING LENGTHS. BRANCH CIRCUITS LONGER THAN 75' FOR 120V FROM PANEL TO LAST OUTLET SHALL BE INCREASED A MINIMUM OF ONE SIZE ABOVE THAT NORMALLY SPECIFIED TO LIMIT VOLTAGE DROP TO LESS THAN 3%. FEEDERS SHALL FOLLOW SIMILAR GUIDELINES AND BE LIMITED TO A 2% DROP.
- 3. POWER BRANCH CIRCUITRY SHALL BE INSTALLED IN CONDUIT FROM THE PANEL TO THE FIRST DEVICE AND/OR WHERE EXPOSED. POWER BRANCH CIRCUITRY MAY BE TYPE MC CABLE WHERE CONCEALED ABOVE SUSPENDED CEILING AND IN METAL STUD WALLS.
- 4. PROVIDE SERVICE WITH FUSED DISCONNECT TO ALL MECHANICAL AND PLUMBING EQUIPMENT REQUIRING POWER.
- 5. DEVICE AND PLATE FINISHES TO BE DETERMINED BY ARCHITECT.
- 6. PROVIDE GFCI PROTECTED DEVICES AT BREAK ROOM KITCHENETTE AND RESTROOM SINKS.
- 7. PROVIDE LEGRAND EVOLUTION AT6CPNK POKE-THROUGH FLOOR BOX WHERE INDICATED.
- 8. PROVIDE ELECTRIC JUNCTION BOX INSIDE WALL AT FUTURE EXTERIOR SIGN LOCATIONS, CONTROLLED BY TIMECLOCK.
- 9. SUBCONTRACTOR TO PROVIDE AS-BUILT DOCUMENTATION TO ARCHITECT AND OWNER AT END OF PROJECT.

GENERAL FIRE PROTECTION NOTES:

- 1. GENERAL CONTRACTOR SHALL ENGAGE A FIRE PROTECTION SUBCONTRACTOR TO DESIGN, DOCUMENT, PERMIT, CONSTRUCT, TEST, AND ALL OTHER TASKS REQUIRED TO PROVIDE A NEW FIRE PROTECTION SYSTEM. BASE DRAWINGS ARE AVAILABLE FROM THE ARCHITECT.
- 2. FIRE PROTECTION WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE BUILDING CODE, LOCAL AMENDMENTS, AND THE REFERENCED NATIONAL FIRE PROTECTION ASSOCIATION CODES INCLUDING 13, 14, 20, & 24.
- 3. ALL FIRE PROTECTION SYSTEMS, EQUIPMENT, PIPING, AND VALVES SHALL BE INSTALLED AND TESTED BY A SPRINKLER CONTRACTOR LICENSED BY THE STATE AND EXPERIENCED IN THE INSTALLATION OF SPRINKLER SYSTEMS.
- 4. EXACT LOCATION OF PIPING AND EQUIPMENT SHALL BE COORDINATED IN THE FIELD.
- 5. THE DRAWINGS SUGGEST LOCATION OF HEADS. THE CONTRACTOR SHALL PRODUCE A COMPLETE SET OF WORKING PLANS IN ACCORDANCE WITH NFPA 13 CHAPTER 6. THE SYSTEM SHALL BE HYDRAULICALLY CALCULATED PER THE DESIGN CRITERIA SPECIFIED. ALL PLANS AND CALCULATIONS SHALL BE STAMPED BY THE CONTRACTOR'S REGISTERED FIRE PROTECTION ENGINEER AND SHALL BE SUBMITTED TO THE OWNER, ARCHITECT, LOCAL AUTHORITY AND OWNER'S UNDERWRITER FOR APPROVAL.
- 6. PROVIDE ACCESS TO ALL EQUIPMENT REQUIRING PERIODIC SERVICE AND MAINTENANCE.
- 7. PITCH ALL PIPING TO DRAIN. PROVIDE AN AUXILIARY DRAIN AT ALL LOW POINTS.
- 8. <NOT USED>.
- 9. ALL VALVES CONTROLLING FIRE PROTECTION MAINS SHALL BE PROVIDED WITH TAMPER/SUPERVISORY SWITCHES WIRED TO THE FIRE ALARM CONTROL PANEL.
- 10. CONTRACTOR SHALL PROVIDE FIRE STOPPING FOR ALL PENETRATIONS THROUGH FIRE WALLS AND FIRE RATED SEPARATIONS. CONTRACTOR SHALL COORDINATE WITH THE ARCHITECTURAL DRAWINGS FOR LOCATIONS AND RATINGS OF ALL FIRE RATED SEPARATIONS AND BARRIERS. INSTALLATION OF FIRE STOPPING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- 11. CONTRACTOR TO COORDINATE EXISTING PIPING WITH NEW REFLECTED CEILING PLAN AND MAKE ALL NECESSARY ADJUSTMENTS.
- 12. ALL NEW ARM-OVERS TO BE 1" PIPE.
- 13. CONTRACTOR TO PROVIDE SPRINKLER HEADS UNDER ALL DUCTWORK AND EQUIPMENT GREATER THAN 48" IN WIDTH PER NFPA 13.
- 14. SUBCONTRACTOR TO PROVIDE AS-BUILT DOCUMENTATION TO ARCHITECT AND OWNER AT END OF PROJECT.

GENERAL FIRE ALARM NOTES:

- 1. GENERAL CONTRACTOR SHALL ENGAGE A FIRE ALARM SUBCONTRACTOR TO DESIGN, DOCUMENT, PERMIT, CONSTRUCT, TEST, AND ALL OTHER TASKS REQUIRED TO PROVIDE A NEW FIRE ALARM SYSTEM. BASE DRAWINGS ARE AVAILABLE FROM THE ARCHITECT.
- 2. FIRE ALARM BRANCH CIRCUITRY SHALL BE INSTALLED IN CONDUIT FROM THE PANEL TO THE FIRST DEVICE AND/OR WHERE EXPOSED. FIRE ALARM BRANCH CIRCUITRY MAY BE TYPE MC CABLE WHERE CONCEALED ABOVE SUSPENDED CEILINGS AND IN METAL STUD WALLS.
- 3. MC CABLE FOR FIRE ALARM SERVICE SHALL HAVE A RED IDENTIFIER ALONG ITS ENTIRE LENGTH. JUNCTION BOX COVERS AND CONDUIT COUPLINGS FOR ALL FIRE ALARM WIRING RACEWAYS SHALL BE PAINTED PRIOR TO INSTALLATION.
- 4. COORDINATE PANEL AND DEVICE LOCATIONS WITH OWNER, ARCHITECT, AND FIRE DEPARTMENT PRIOR TO INSTALLATION.
- 5. REFER TO NOTES ON OTHER SHEETS FOR ASSOCIATED NOTES, MOUNTING DETAILS, HEIGHTS, AND EXACT LOCATIONS OF ALL DEVICES.
- 6. REFER TO MANUFACTURER'S WIRING DIAGRAMS FOR INTERCONNECTION REQUIREMENTS. INTERCONNECTION DETAILS SHALL BE INCLUDED IN THE SHOP DRAWING WITH COMPONENT CUT SHEETS FOR REVIEW AND APPROVAL.
- 7. REPLACE EXISTING FIRE ALARM SYSTEM. PROVIDE NEW HORN-STROBE DEVICES WITH ADDRESSABLE DEVICES AS INDICATED ON PLANS COMPATIBLE WITH NEW FIRE ALARM CONTROL PANEL. SYSTEM SHALL INCLUDE LCD REMOTE ANNUNCIATOR, POWER BOOSTERS AND BATTERIES AS REQUIRED TO ACHIEVE 25% SPARE CAPACITY, AND PHONE DIALER AS REQUIRED BY LOCAL AUTHORITY HAVING JURISDICTION. NEW AUDIO/VISUAL DEVICES SHALL BE RED WITH WHITE LETTERS.
- 8. FIRE ALARM SYSTEM MODIFICATIONS SHALL BE IN CONFORMANCE WITH THE LATEST CITY OF MALDEN FIRE DEPARTMENT RULES AND REGULATIONS.
- 9. PROVIDE UL LISTED LOCKING DEVICE FOR POWER SOURCE CIRCUIT BREAKER AND LABEL AS "FIRE ALARM CONTROL CIRCUIT" IN THE PANELBOARD DIRECTORY.
- 10. VISUAL APPLIANCES IN THE SAME ROOM OR FIELD OF VIEW SHALL BE SYNCHRONIZED.
- 11. STROBES SHALL BE DUAL RATED 15/75cd OR SIMILAR.
- 12. CONTRACTOR SHALL FURNISH FOR RECORD FINAL APPROVED SHOP DRAWINGS TO OWNER.
- 13. ALL FIRE ALARM SYSTEM RACEWAY SIZES AND CIRCUITRY REQUIREMENTS SHALL BE IN ACCORDANCE WITH FIRE ALARM MANUFACTURER'S RECOMMENDATIONS, NFPA 72, ALL CODES WHICH APPLY, AND THE LOCAL FIRE DEPARTMENT.
- 14. ADDRESSABLE LOOP WIRING (SIGNALING LINE CIRCUITS - SLC) SHALL BE WIRED IN CLASS A, STYLE 6 METHOD. EACH CIRCUIT SHALL FOLLOW FOR A MINIMUM OF 25% EXTRA DEVICES.
- 15. ISOLATION MODULES SHALL BE PROVIDED TO MAINTAIN CIRCUIT INTEGRITY IN EVENT OF AN OPEN, SHORT, OR GROUND FAULT. EACH ADDRESSABLE LOOP SHALL HAVE A MINIMUM OF ONE (1) ISOLATION MODULE FOR EVERY 25 DEVICES OR ONE (1) PER AREA; WHICHEVER IS GREATER.
- 16. AUDIBLE AND VISUAL CIRCUITS (NOTIFICATION APPLIANCE CIRCUITS - NAS) SHALL BE WIRED IN A CLASS A, STYLE 2 METHOD. EACH CIRCUIT SHALL ALLOW FOR A MINIMUM OF 25% ADDITIONAL DEVICES.

CHAPTER 34 (IEBC) COMPLIANCE NOTES:

- 1. PER IEBC 2021, CHAPTER 6, THE PROPOSED SCOPE OF WORK IS CATEGORIZED AS A LEVEL 3 ALTERATION AND ADDITION. ALL WORK WILL COMPLY WITH CHAPTERS 9 & 11 OF THE IEBC 2021 WITH MASSACHUSETTS AMENDMENTS.
- 2. EXISTING BUILDING ELEMENTS TO MAINTAIN OR IMPROVE THEIR PRESENT LEVEL OF SAFETY. EXISTING BUILDING ELEMENTS AND FINISHES, INCLUDING VERTICAL OPENINGS, STAIRS, AND RAILS, MEET THE PROVISIONS OF THE IBC 2021. PROPOSED FINISHES WILL MEET THE REQUIREMENTS OF IBC 2021.
- 3. PROVIDE NEW SPRINKLER SYSTEM.
- 4. PROVIDE NEW FIRE ALARM SYSTEM.
- 5. FULL ACCESSIBILITY REQUIRED PER 521 CMR DUE TO THE EXTENT OF THE RENOVATION.
- 6. MODIFICATIONS TO EXISTING STRUCTURE TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER. ADDITIONAL STRUCTURES TO BE FULLY ENGINEERED.
- 7. ALL MECHANICAL WORK TO MEET THE REQUIREMENTS OF IMC 2021 AND IECC 2021.
- 8. ALL ELECTRICAL WORK TO MEET THE REQUIREMENTS OF NFPA 70 2020 AND IECC 2021.
- 9. RENOVATED SPACES TO COMPLY WITH THE ALTERATION REQUIREMENTS OF IECC 2021, CHAPTER 4.

GENERAL ELECTRICAL LIGHTING NOTES:

- 1. REFER TO REFLECTED CEILING PLAN, ELEVATIONS, AND OTHER DRAWINGS FOR ASSOCIATED NOTES, MOUNTING DETAILS, AND EXACT LOCATIONS OF ALL LIGHT FIXTURES.
- 2. CIRCUIT NUMBERS TO BE DETERMINED IN THE FIELD AND DOCUMENTED ON AS-BUILT DOCUMENTATION BY THE ELECTRICAL CONTRACTOR. INTERCONNECTING BRANCH WIRING SHALL BE SIZED EQUAL TO THE HOMERUN UNLESS NOTED OTHERWISE.
- 3. VOLTAGE DROP SHALL BE A CONSIDERATION IN THE DESIGN OF ALL BRANCH CIRCUITRY AND FEEDER SIZES BASED UPON THE ILLUSTRATED EQUIPMENT LAYOUTS AND THE SHORTEST CONDUCTOR/RACEWAY ROUTING. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS TAKEN THAT WILL INCREASE CONDUCTOR/RACEWAY ROUTING LENGTHS. BRANCH CIRCUITS LONGER THAN 75' FOR 120V AND 175' FOR 277V FROM PANEL TO LAST FIXTURE SHALL BE INCREASED A MINIMUM OF ONE SIZE ABOVE THAT NORMALLY SPECIFIED TO LIMIT VOLTAGE DROP TO LESS THAN 3%.
- 4. LIGHTING BRANCH CIRCUITRY SHALL BE INSTALLED IN CONDUIT FROM THE PANEL TO THE FIRST DEVICE AND/OR WHERE EXPOSED. LIGHTING BRANCH CIRCUITRY MAY BE TYPE MC CABLE WHERE CONCEALED ABOVE SUSPENDED CEILING AND IN METAL STUD WALLS.
- 5. PROVIDE CONSTANTLY ENERGIZED (UNSWITCHED) BRANCH CIRCUIT TO ALL EXIT SIGNS AND EGRESS LIGHTS FROM THE DESIGNATED SOURCE.
- 6. PROVIDE COMMON FACE PLATE AND REQUIRED METAL INTERIOR BOX BARRIERS FOR ALL MULTIPLE GANG SWITCH LOCATIONS.
- 7. PROVIDE MOTION WALL SWITCHES WHERE INDICATED, WATTSTOPPER PW-100 OR EQUAL.
- 8. DEVICE AND PLATE FINISHES TO BE DETERMINED BY ARCHITECT.
- 9. PROVIDE ELECTRIC SERVICE TO EXTERIOR LIGHTING, CONTROLLED BY PHOTOCCELL.
- 10. PROVIDE POWER INVERTER(S) FOR EMERGENCY LIGHT FIXTURES WITH LED LAMPING AS REQUIRED.
- 11. PROVIDE DIMMER CONTROL TO LIGHTING IN MAIN OPEN AREAS.
- 12. LIGHTING SYSTEM DESIGN TO CONFORM TO THE REQUIREMENTS OF IECC 2012, SECTION C405 ELECTRICAL POWER AND LIGHTING SYSTEMS. PROVIDE CALCULATIONS TO ARCHITECT FOR REVIEW PRIOR TO FILING FOR ELECTRIC PERMIT.
- 13. SUBCONTRACTOR TO PROVIDE AS-BUILT DOCUMENTATION TO ARCHITECT AND OWNER AT END OF PROJECT.

LIGHTING FIXTURE NOTES:

- 1. VERIFY EXACT MOUNTING CONDITIONS AND PROVIDE APPROPRIATE ACCESSORIES AND HARDWARE TO ACCOMMODATE REQUIREMENTS.
- 2. FIXTURE BALLAST EFFICIENCY SHALL BE GREATER THAN THAT REQUIRED TO ENSURE THAT THE VALUE LISTED FOR INPUT WATTS IS NOT EXCEEDED.
- 3. FLUORESCENT LAMPS SHALL HAVE A MINIMUM CRI OF 82. FLUORESCENT COLOR TEMPERATURE SHALL BE 3500K.
- 4. BATTERY BACKED FLUORESCENT BALLAST SHALL PROVIDE THE FULL LUMEN LEVEL OF ONE (1) LAMP FOR 90 MINUTES. BALLAST SHALL BE MANUFACTURED BY BODINE OR APPROVED EQUAL.

SITE LIGHTING NOTES:

- 1. ADJUST PLACEMENT OF FIXTURES TO MINIMIZE PROJECTION OF LIGHT AT EDGE OF PROPERTY.
- 2. DIMENSIONS ARE TO CORNERS OF BUILDING AND CENTERLINE OF LIGHT POLES.

DRAWING KEY:

EXISTING CONSTRUCTION

TYPICAL PARTITIONS
3 5/8" METAL STUD, 5/8" CWB BOTH SIDES
(SOME LOCATIONS USE 6" STUDS)

INSULATED PARTITION
PROVIDE FIBERGLASS BATT INSULATION TO
DESIGNATED PARTITION TYPE

MASONRY INFILL
8x8x16 CMU BLOCK
RIGID INTERIOR INSULATION,
REFER TO DETAIL DRAWINGS

EXTERIOR WALL
8" CMU BLOCK
REFER TO STRUCTURAL AND DETAIL DRAWINGS

EXISTING DOOR

NEW DOOR

LINE OF WORK ABOVE

LINE OF WORK BELOW

LINE OF DEMOLITION WORK

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GENERAL NOTES
KEYS AND LEGENDS

Date: 07 NOV 25
File No: 2206
Architect: QMK
Revisions:

108 of 206

Project	Catalog #	Type
Prepared by	Notes	Date

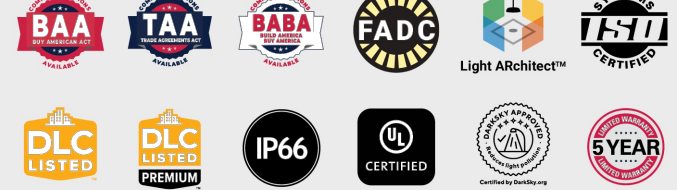


Streetworks

GAW Galleon Wall

Wall Mount Luminaire

Product Certifications & Features



- Interactive Menu**
- Ordering Information [page 2](#)
 - Product Specifications [page 2](#)
 - Optical Distributions [page 3](#)
 - Energy and Performance Data [page 4](#)
 - Control Options [page 5](#)

Product Specifications

- OPTICS**
- 17 patented AccuLED high efficiency roadway and area optical distributions
 - 13 optical distributions

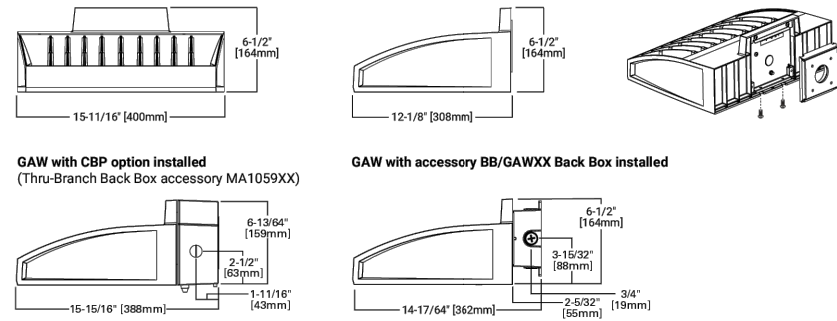
ELECTRICAL

- LED driver assembly mounted for ease of maintenance
- Standard with 0-10V dimming
- 10kV and 20kV surge protection options with series or parallel configurations
- 40°C to 40°C ambient temperature operating range, Optional 50°C high ambient (H4) configuration

PHYSICAL CHARACTERISTICS

- Driver enclosure thermally isolated from optics for optimal thermal performance
- Die-cast aluminum heat sinks
- Gasketed and zinc plated rigid steel mounting attachment
- "Hook-N-Lock" mechanism for easy installation
- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Dimensional Details



PROCESSED: page 1
July 24, 2025 10:21 AM

DESCRIPTION

The Concise™ LED luminaire features a rugged and low profile housing construction incorporating patent pending, modular LED LightBAR™ technology. Through superior optical control, the Concise luminaire delivers uniform and energy conscious illumination optimized to improve vehicular movement and pedestrian safety. ULUGL listed for wet locations.

SPECIFICATION FEATURES

Construction

One piece, low copper die-cast aluminum housing features heavy wall construction for superior heat transfer and resistance to corrosion. Formed aluminum bezel plate is secured via four stainless steel fasteners and is recessed for clean mating of door and housing. Optional tamper-proof Torx™ head fasteners offer vandal resistant access to the electrical compartment.

Optics

Choice of nine patented, high-efficiency AccuLED Optics™. Standard distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 270K CCT) and minimum 30 CRI. Optional: 3000K CCT, 5000K CCT and 5700K CCT.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency, and prolonged life. Standard drivers feature electronic universal voltage 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All features are shipped standard with 100V/USA common- and differential - mode surge protection. LightBARS feature an IP68 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Mounting

Standard fixture mounts to a square or rectangular 4" surface or recessed 3-box via heavy gauge painted quick mount box complete with toolless removable cable allowing for hands-free fixture wiring. Single carton packaging of

Shipping Data

Net Weight: 17.2 lbs (7.7 kg)

Warranty

Five year limited warranty; consult website for details. www.cooperlighting.com/naal

Mounting Methods

J-Box Mount (Standard)

11" (280mm)

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KEYED DEMOLITION NOTES:

- 1

SECTION OF EXISTING CURB TO BE REMOVED.
- 2

AREA OF EXISTING SIDEWALK TO BE EXCAVATED.
- 3

EXISTING WOOD FENCE ON ADJACENT PROPERTY.
- 4

EXISTING CHAIN LINK FENCE TO BE REMOVED.
- 5

AREA OF EXISTING BUILDING TO BE DEMOLISHED.
- 6

EXISTING UTILITY POLE TO REMAIN.
- 7

EXISTING BOLLARD TO BE REMOVED.
- 8

EXISTING CONTAINER TO BE RELOCATED TO OWNER'S PROPERTY.

KEYED SITE LAYOUT NOTES:

- 1

SECTION OF NEW STONE CURB TO MATCH EXISTING.
- 2

NEW STREET TREE IN SIDEWALK TREE WELL.
- 3

AREA OF NEW LANDSCAPING BED.
- 4

NEW CHAIN LINK FENCE.
- 5

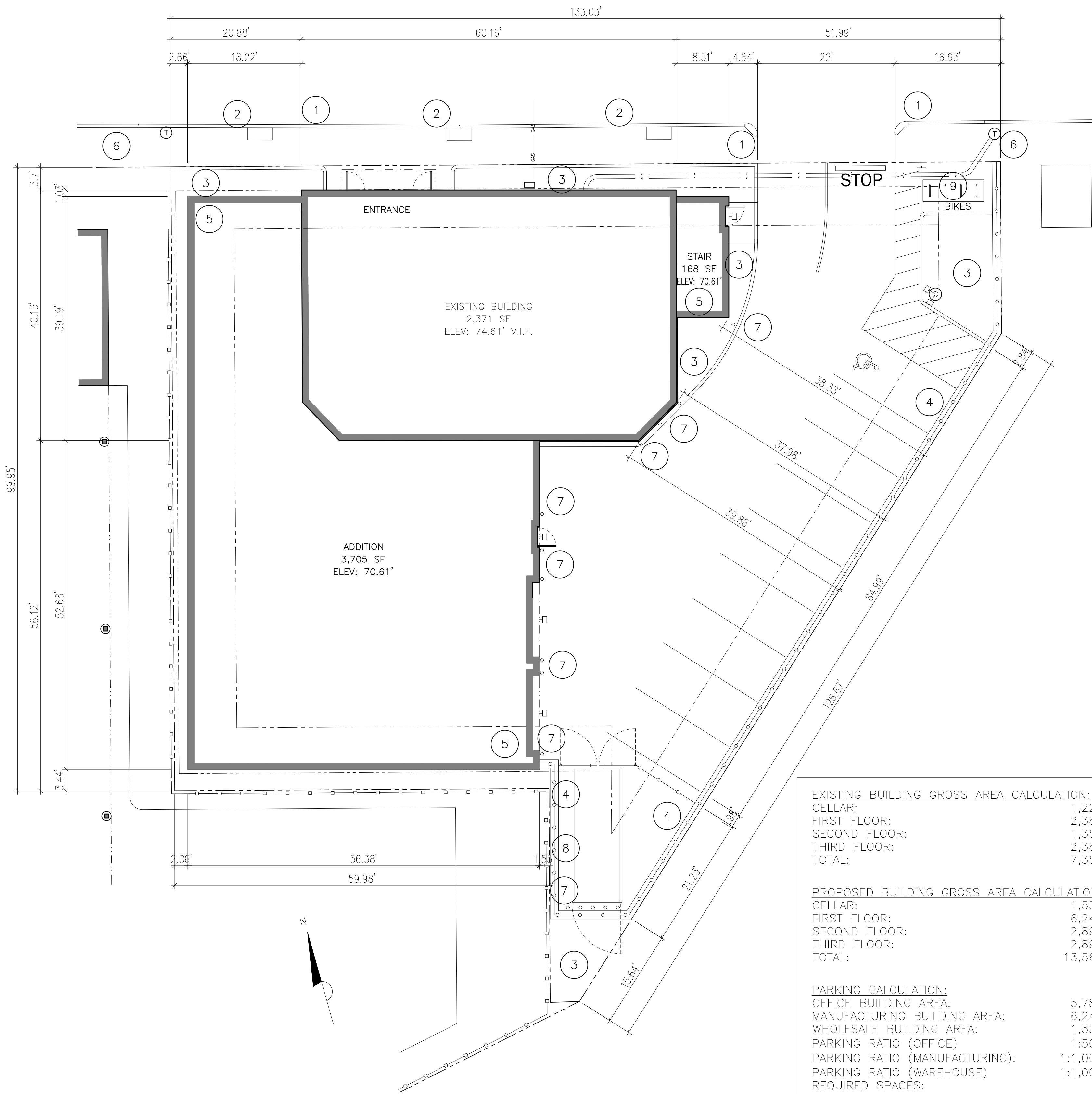
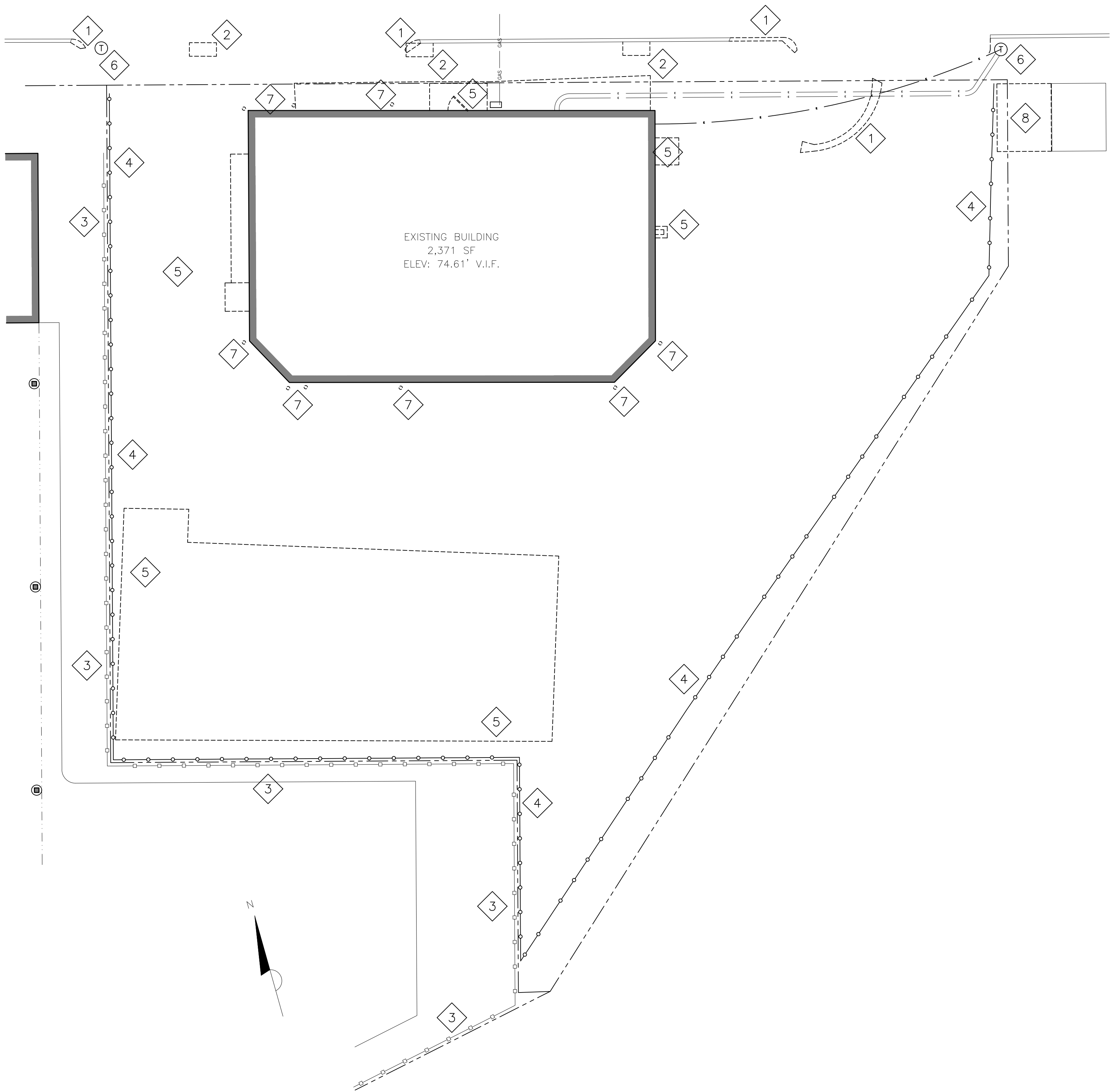
AREA OF PROPOSED BUILDING ADDITION.
- 6

EXISTING UTILITY POLE.
- 7

NEW 6" BOLLARD.
- 8

PROPOSED LOCATION FOR DUMPSTER.
- 9

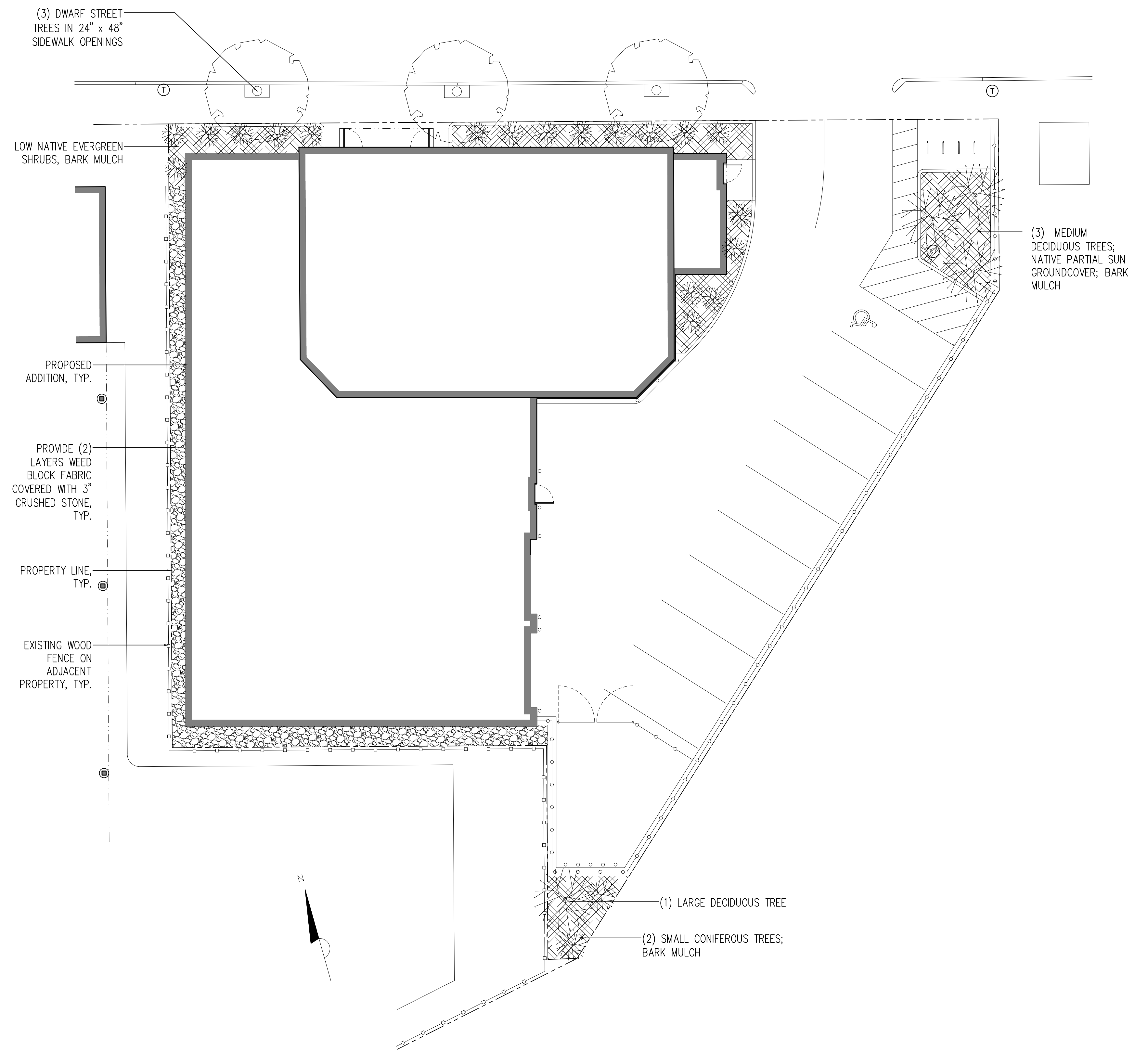
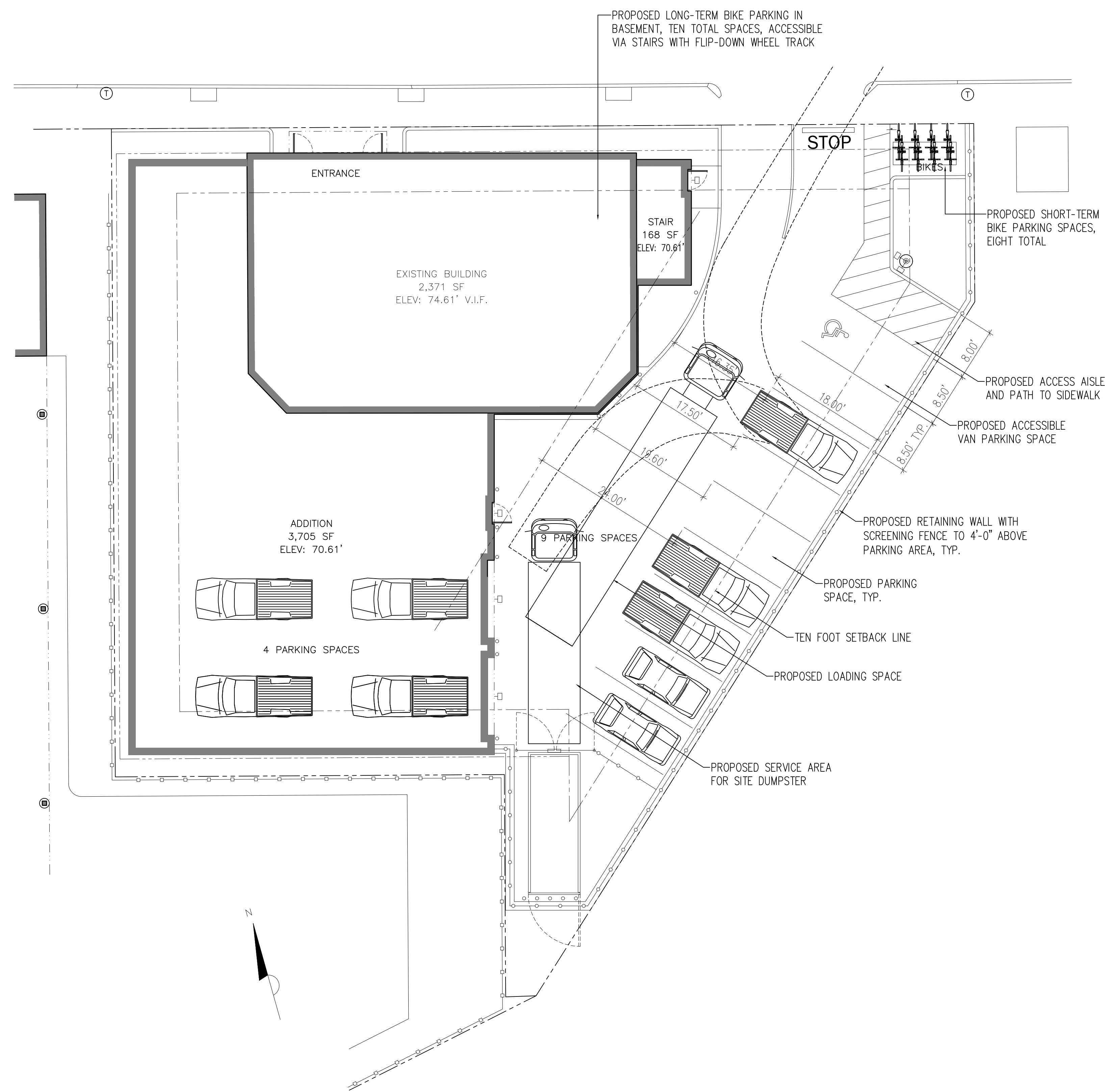
PROPOSED SHORT TERM BICYCLE PARKING.

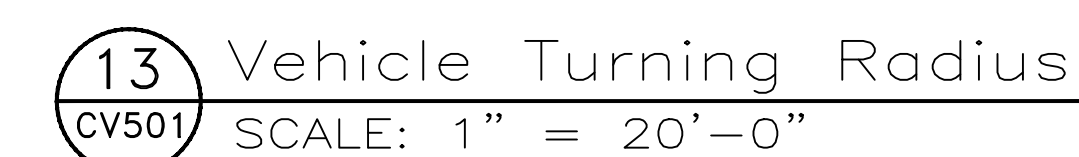
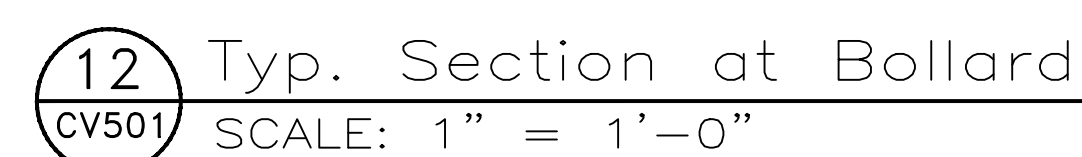
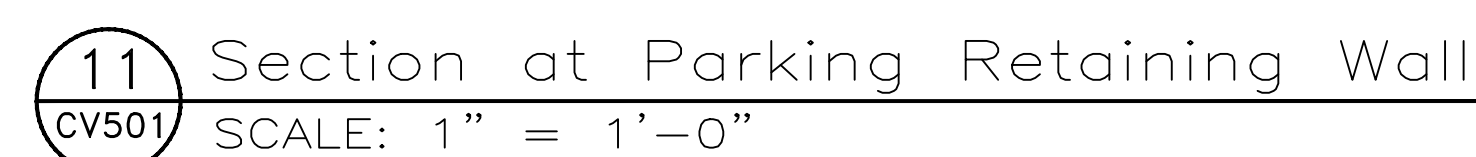
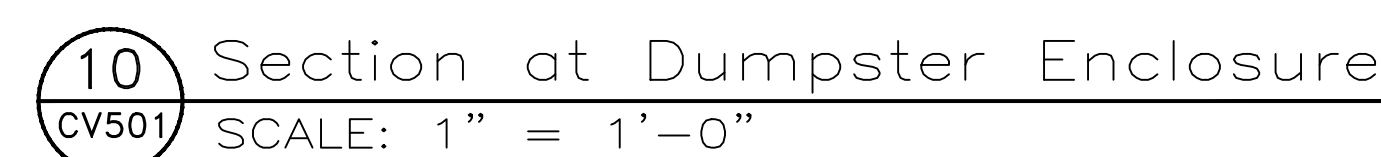
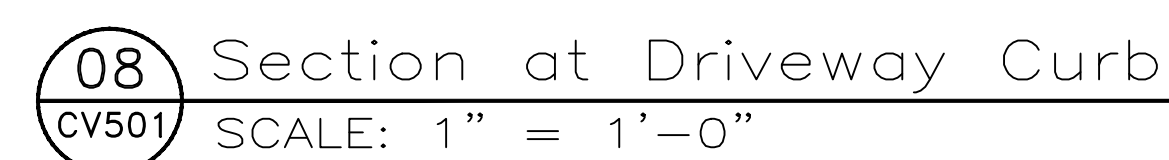
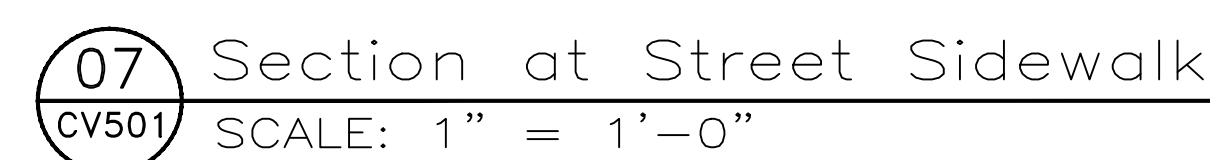
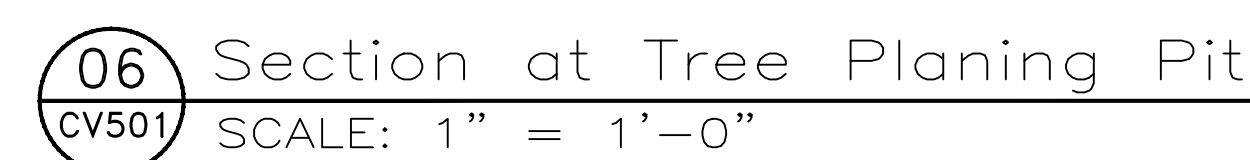
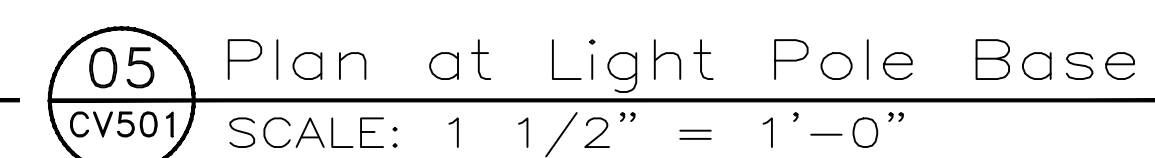
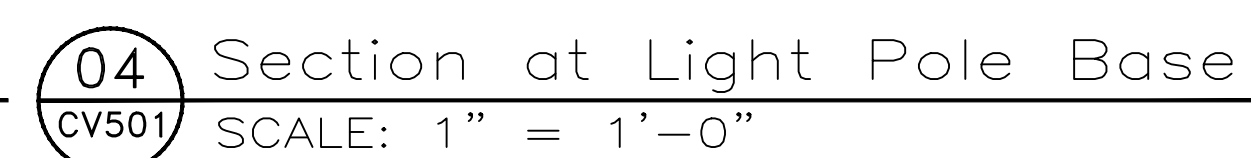
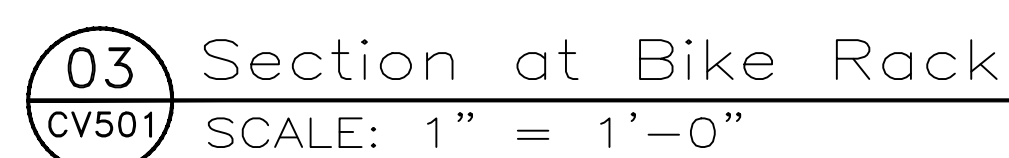
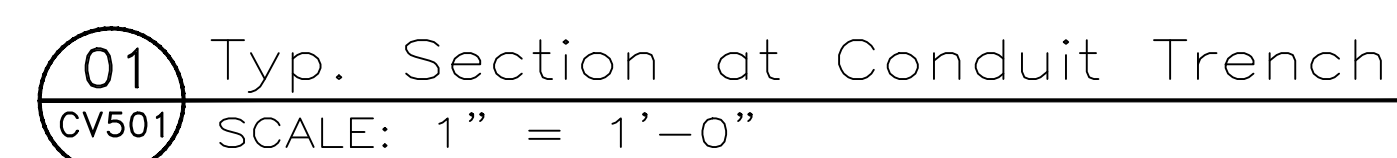


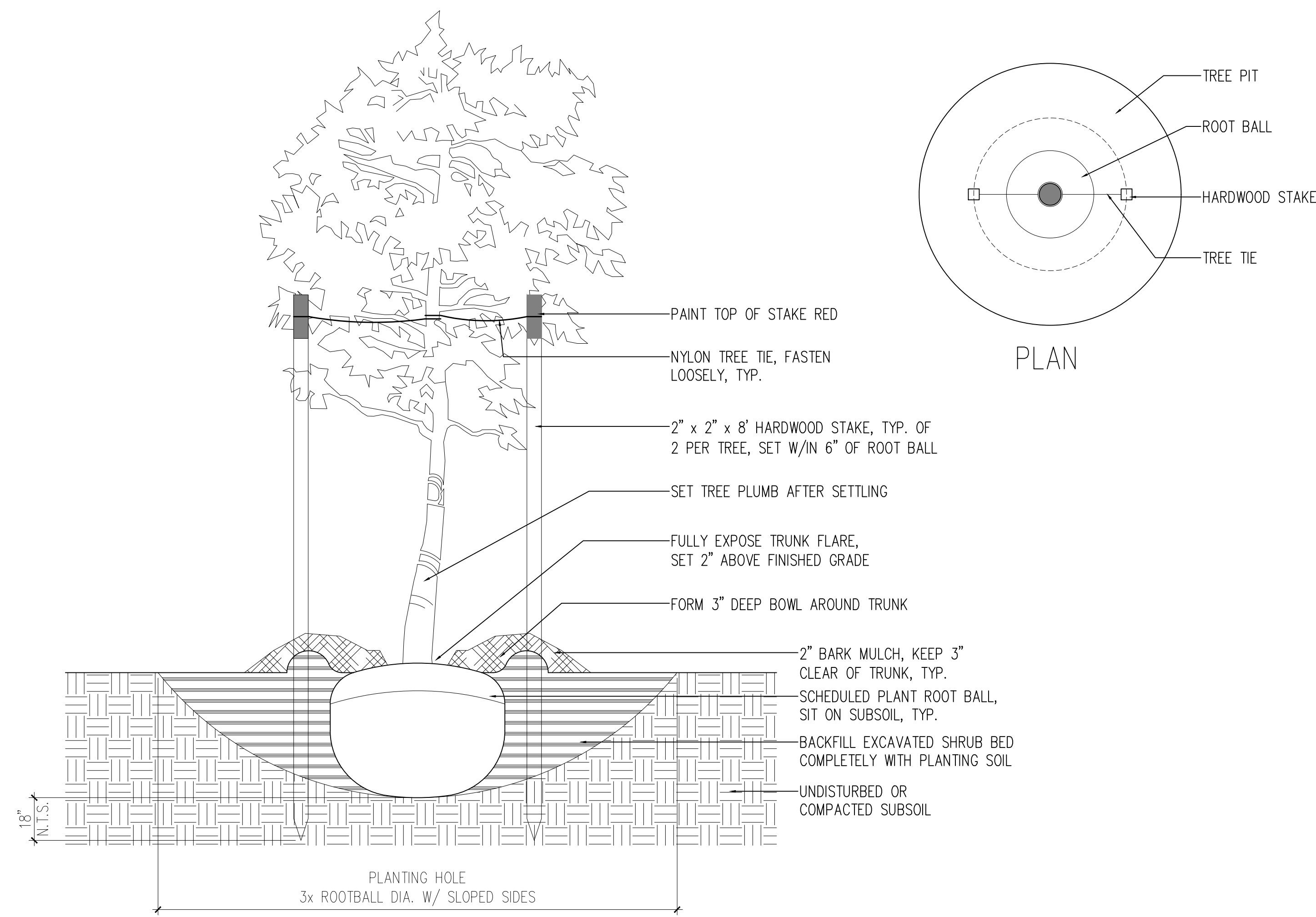
EXISTING BUILDING GROSS AREA CALCULATION:	
CELLAR:	1,221 SF
FIRST FLOOR:	2,387 SF
SECOND FLOOR:	1,355 SF
THIRD FLOOR:	2,387 SF
TOTAL:	7,350 SF
PROPOSED BUILDING GROSS AREA CALCULATION:	
CELLAR:	1,537 SF
FIRST FLOOR:	6,244 SF
SECOND FLOOR:	2,894 SF
THIRD FLOOR:	2,894 SF
TOTAL:	13,569 SF
PARKING CALCULATION:	
OFFICE BUILDING AREA:	5,788 SF
MANUFACTURING BUILDING AREA:	6,244 SF
WHOLESALE BUILDING AREA:	1,537 SF
PARKING RATIO (OFFICE):	1:500 SF
PARKING RATIO (MANUFACTURING):	1:1,000 SF
PARKING RATIO (WAREHOUSE):	1:1,000 SF
REQUIRED SPACES:	20
PROVIDED SPACES:	13
PARKING PERCENTAGE:	65%
LONG TERM BIKE PARKING:	10
SHORT TERM BIKE PARKING:	8

01 Existing Site Plan with Proposed Demolition
CV101 SCALE: 1" = 10'-0"

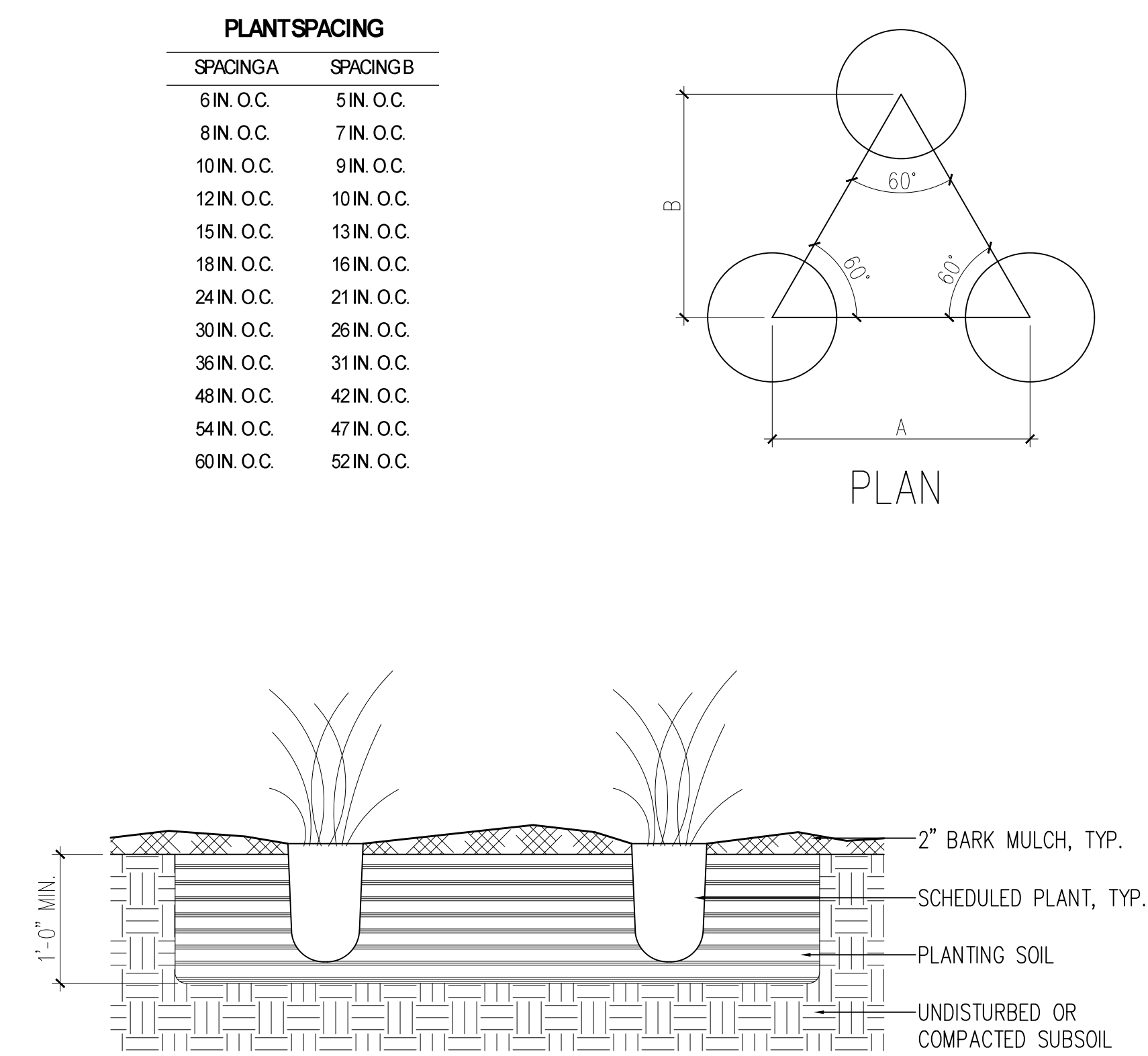
02 Proposed Site Layout Plan
CV101 SCALE: 1" = 10'-0"



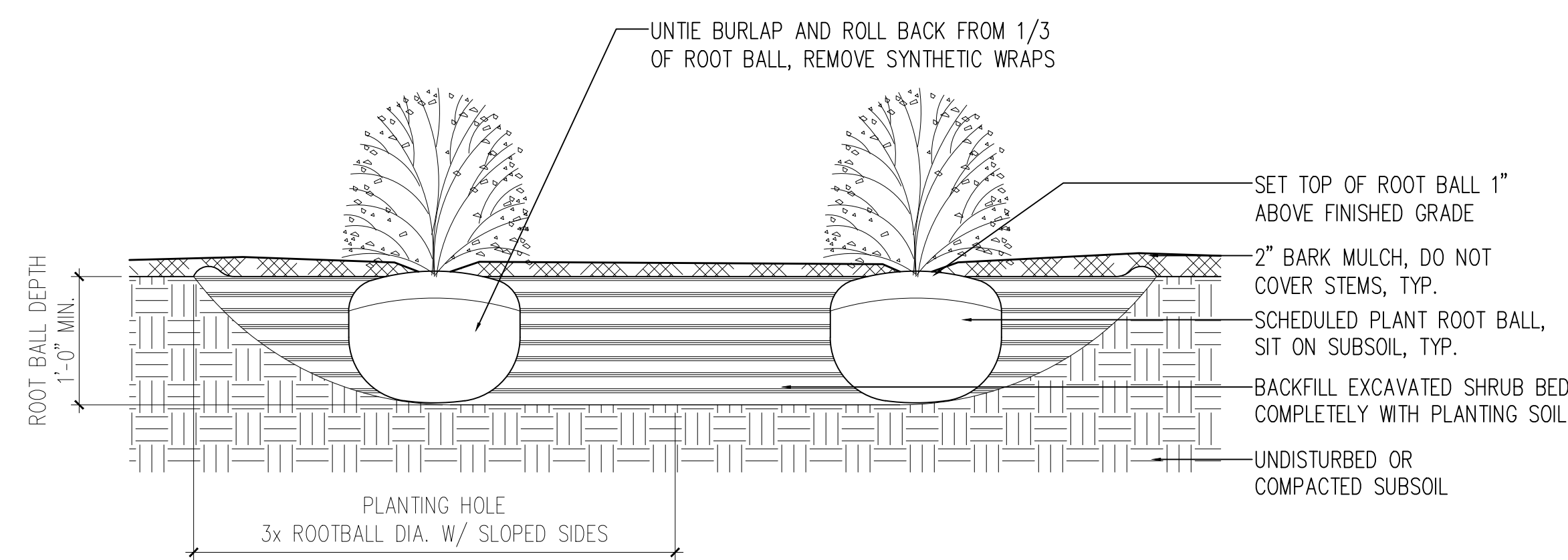




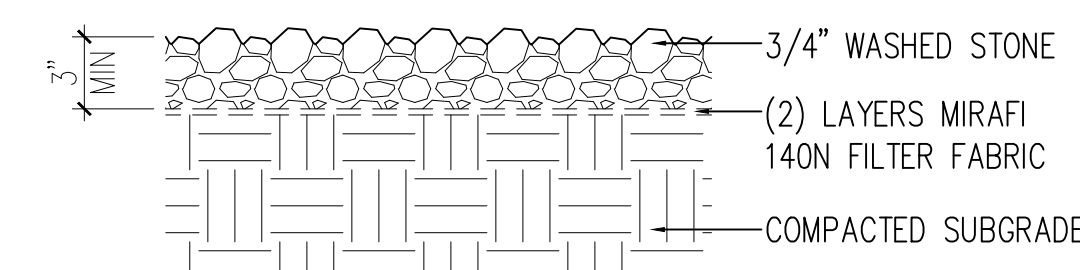
01 Typ. Tree Planting Detail
CV502 SCALE: 1" = 1'-0"



02 Typ. Groundcover Planting Detail
CV502 SCALE: 1" = 1'-0"

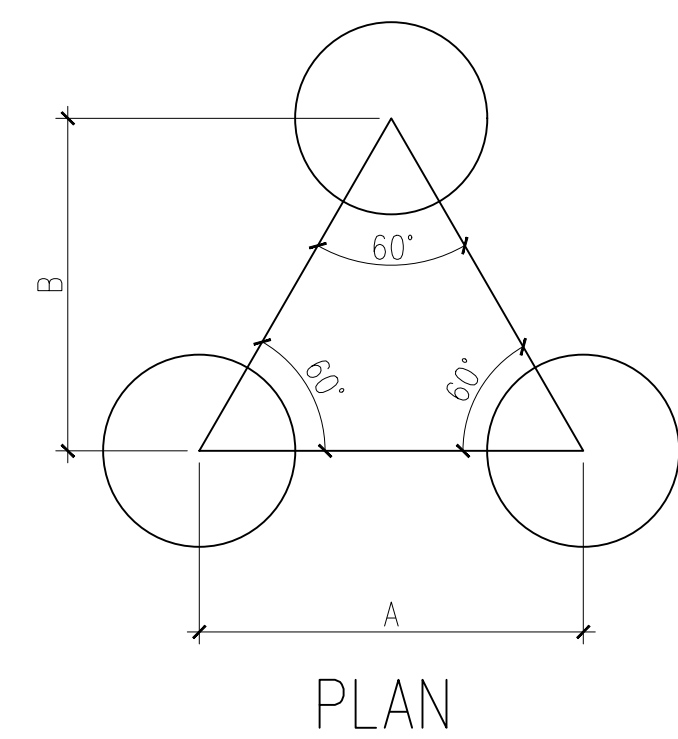


03 Typ. Shrub Planting Detail
CV502 SCALE: 1" = 1'-0"

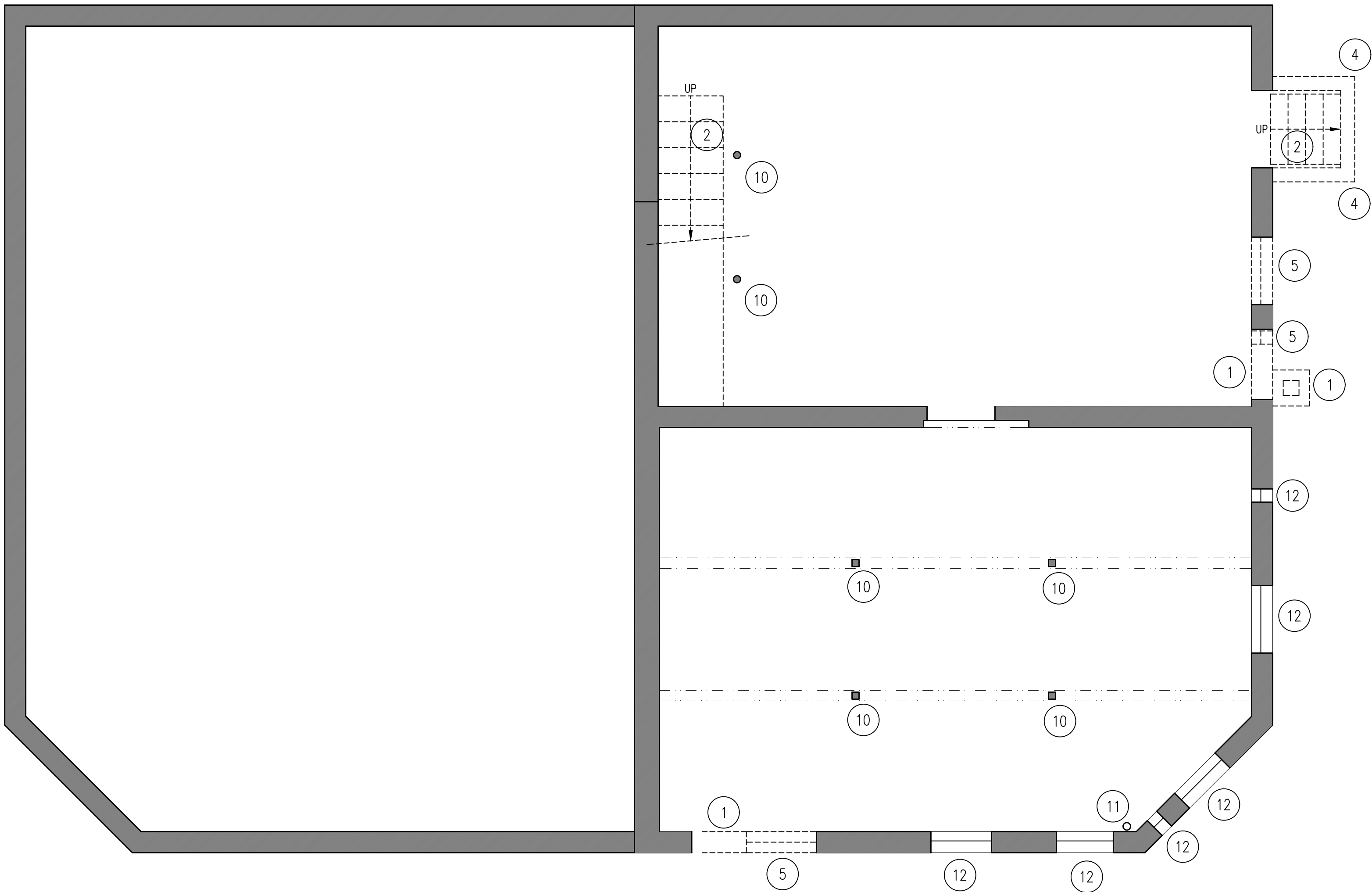


04 Detail at Gravel Mulch
CV502 SCALE: 1 1/2" = 1'-0"

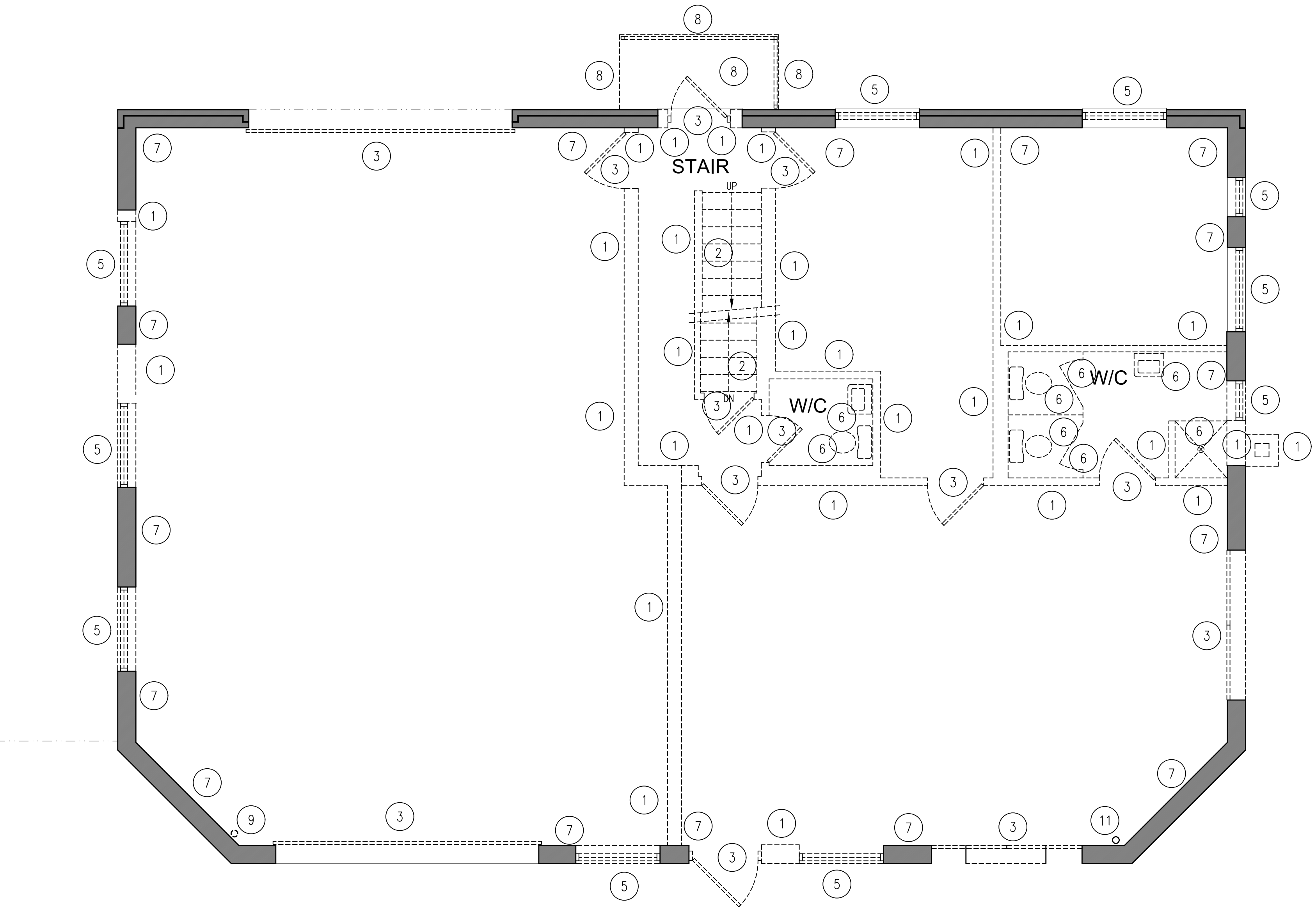
PLANTSPACING	
SPACINGA	SPACINGB
6IN O.C.	5IN O.C.
8IN O.C.	7IN O.C.
10IN O.C.	9IN O.C.
12IN O.C.	10IN O.C.
15IN O.C.	13IN O.C.
18IN O.C.	16IN O.C.
24IN O.C.	21IN O.C.
30IN O.C.	26IN O.C.
36IN O.C.	31IN O.C.
48IN O.C.	42IN O.C.
54IN O.C.	47IN O.C.
60IN O.C.	52IN O.C.



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00 Basement Demolition Plan
SCALE: 1/4" = 1'-0"



01 First Floor Demolition Plan
SCALE: 1/4" = 1'-0"

- KEYED NOTES
- 1 AREA OF EXISTING WALL TO BE REMOVED.
 - 2 EXISTING STAIR AND RAILING(S) TO BE REMOVED.
 - 3 EXISTING DOOR AND FRAME TO BE REMOVED.
 - 4 EXISTING BULKHEAD TO BE REMOVED.
 - 5 EXISTING WINDOW TO BE REMOVED.
 - 6 EXISTING PLUMBING FIXTURE OR ACCESSORY TO BE REMOVED.
 - 7 EXISTING INTERIOR FINISH AND FURRING TO BE REMOVED.
 - 8 EXISTING PORCH, RAILINGS, SUPPORTS, AND ROOF TO BE REMOVED.
 - 9 EXISTING RAIN LEADER TO BE REMOVED.
 - 10 EXISTING POST OR COLUMN TO REMAIN.
 - 11 EXISTING RAIN LEADER TO REMAIN.
 - 12 EXISTING WINDOW TO REMAIN.

- SHEET NOTES:
- A. REFER TO SHEETS GA101 TO GA103 FOR SCHEDULES AND NOTES.
 - B. CONTRACTOR TO PROVIDE TEMPORARY SHORING WHERE REQUIRED.
 - C. ALL FINISH FLOORING TO BE REMOVED.
 - D. ALL FINISHED CEILINGS AND LIGHTING FIXTURES TO BE REMOVED.
 - E. EXISTING BRANCH DUCTWORK, REGISTERS, DIFFUSERS, AND GRILLES TO BE REMOVED. CAP EXISTING MAIN DUCTS.

A: 50 PINECLIFF DRIVE
MARBLEHEAD, MA 01945
P: 781.662.2000
T: WWW.APPROACH3.COM

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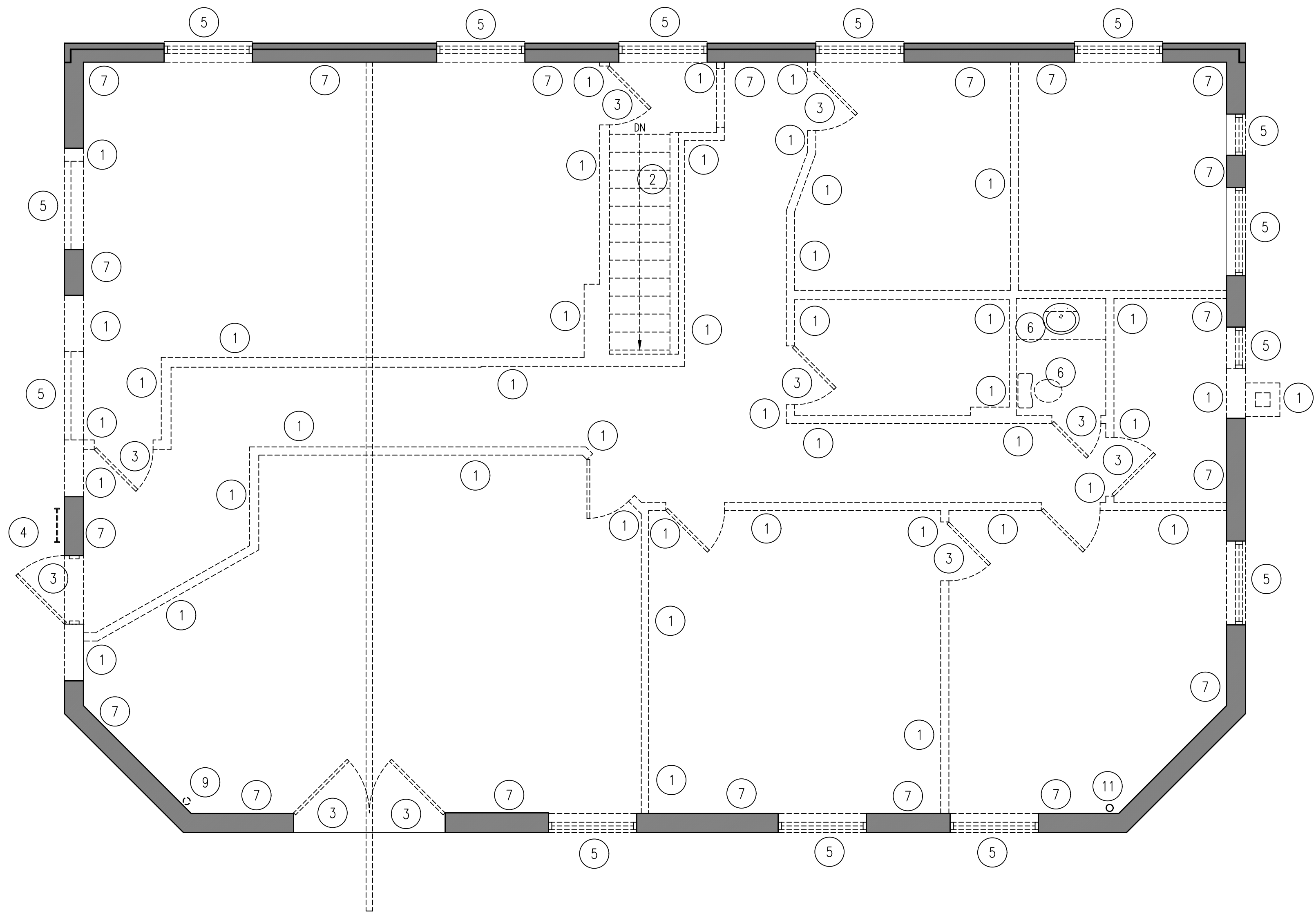
Client: Santini Realty, LLC
26 Dudley Street
Arlington, MA 02476

Demolition Floor Plans
Basement and First Floors

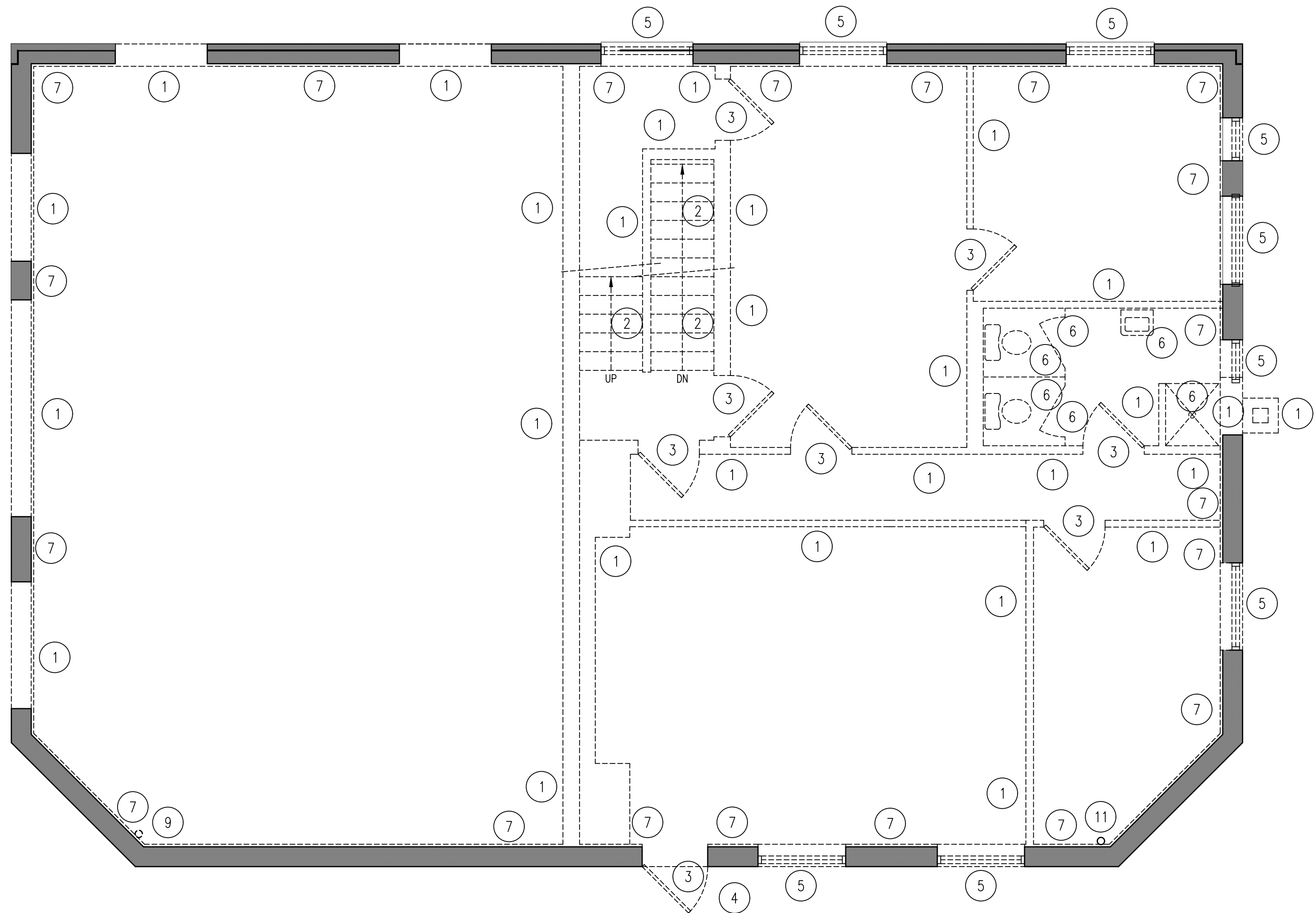
Date: 07 NOV 25
File No: 2206
Architect: CMK

Revisions:





03 Third Floor Demolition Plan
AD101 SCALE: 1/4" = 1'-0"



02 Second Floor Demolition Plan
AD101 SCALE: 1/4" = 1'-0"

KEYED NOTES

- 1 AREA OF EXISTING WALL TO BE REMOVED.
- 2 EXISTING STAIR AND RAILING(S) TO BE REMOVED.
- 3 EXISTING DOOR AND FRAME TO BE REMOVED.
- 4 EXISTING FIRE ESCAPE TO BE REMOVED.
- 5 EXISTING WINDOW TO BE REMOVED.
- 6 EXISTING PLUMBING FIXTURE OR ACCESSORY TO BE REMOVED.
- 7 EXISTING INTERIOR FINISH AND FURRING TO BE REMOVED.
- 8 <NOT USED>
- 9 EXISTING RAIN LEADER TO BE REMOVED.
- 10 <NOT USED>
- 11 EXISTING RAIN LEADER TO REMAIN.
- 12 EXISTING WINDOW TO REMAIN.

SHEET NOTES:

- A. REFER TO SHEETS GA101 TO GA103 FOR SCHEDULES AND NOTES.
- B. CONTRACTOR TO PROVIDE TEMPORARY SHORING WHERE REQUIRED.
- C. ALL FINISH FLOORING TO BE REMOVED.
- D. ALL FINISHED CEILINGS AND LIGHTING FIXTURES TO BE REMOVED.
- E. EXISTING BRANCH DUCTWORK, REGISTERS, DIFFUSERS, AND GRILLES TO BE REMOVED. CAP EXISTING MAIN DUCTS.

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Arlington, MA 02476

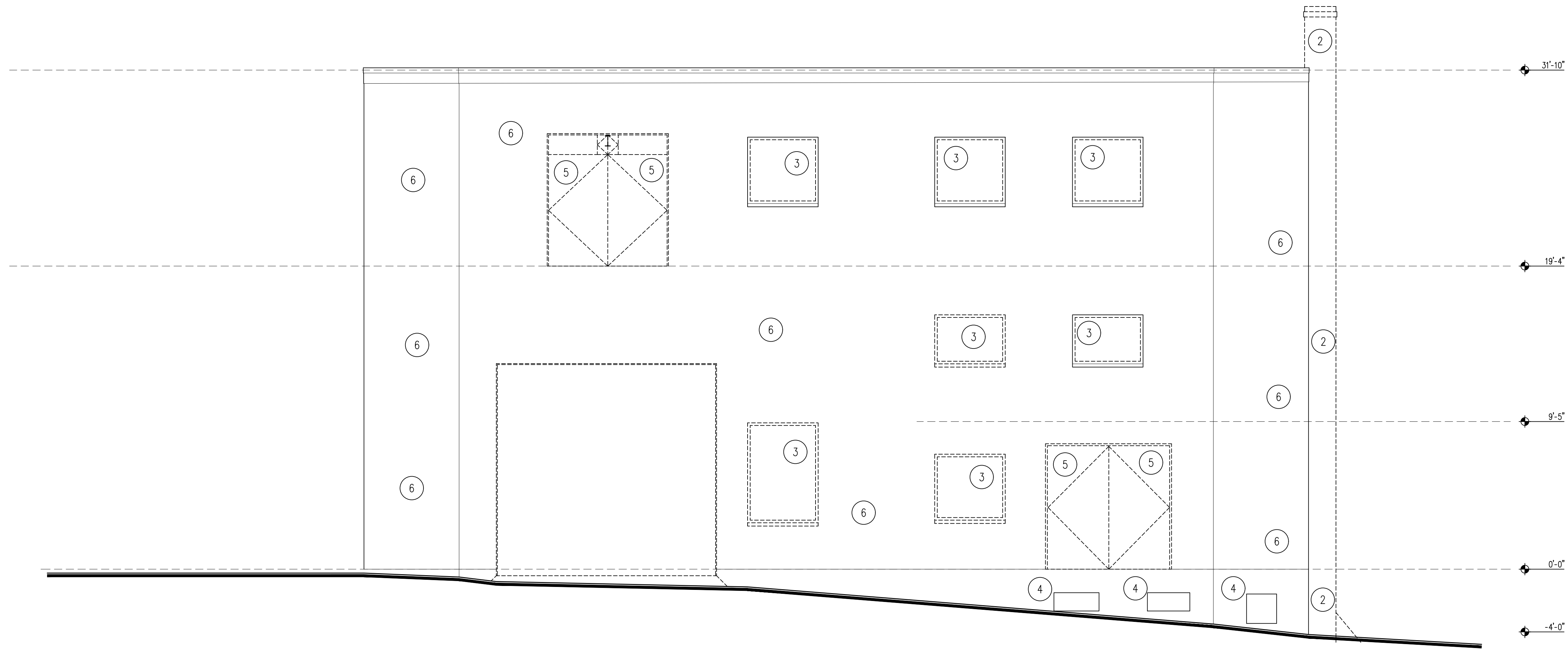
Demolition Floor Plans
Second and Third Floors

Date: 07 NOV 25
File No: 2206
Architect: QMK

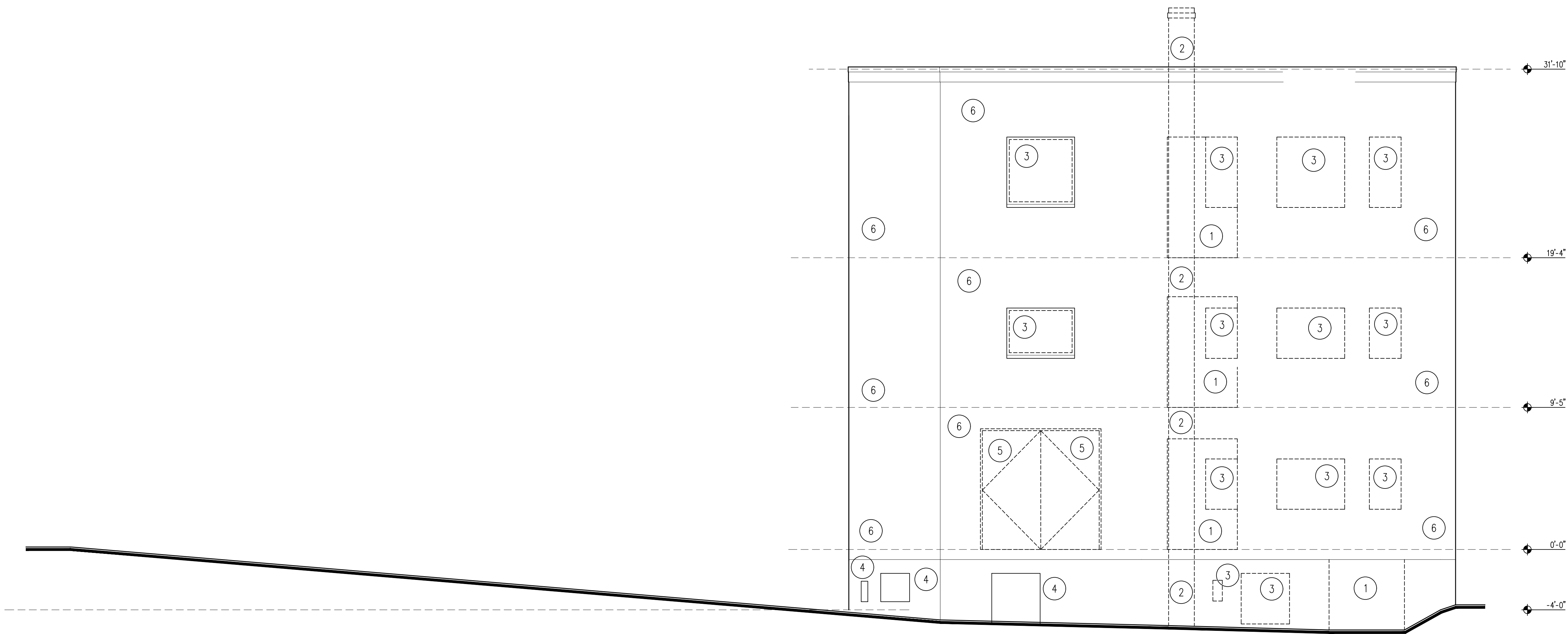
Revisions:
1
2

AD102

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01 Exterior Elevation — South
A-201 SCALE: 1/4" = 1'-0"



02 Exterior Elevation — East
A-201 SCALE: 1/4" = 1'-0"

KEYED NOTES

- 1 AREA OF EXISTING MASONRY WALL TO BE REMOVED.
- 2 EXISTING MASONRY CHIMNEY TO BE REMOVED.
- 3 EXISTING WINDOW AND FRAME TO BE REMOVED.
- 4 EXISTING WINDOW AND FRAME TO REMAIN.
- 5 EXISTING DOOR AND FRAME TO BE REMOVED.
- 6 EXISTING MASONRY WALL TO REMAIN.
- 7 <NOT USED>

SHEET NOTES:

- A. REFER TO SHEETS GA101 TO GA103 FOR SCHEDULES AND NOTES.
- B. CONTRACTOR TO PROVIDE TEMPORARY SHORING WHERE REQUIRED.

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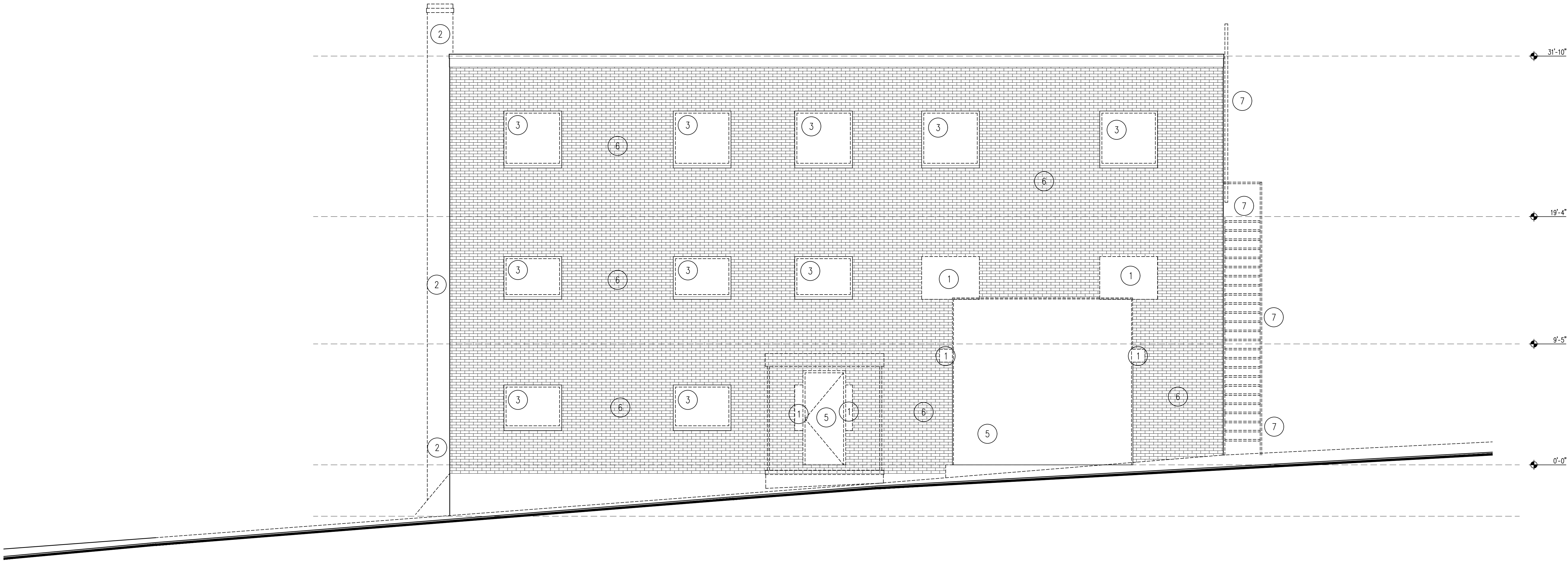
Existing Exterior Elevations
with Demolition
South and East

Date: 07 NOV 25
File No: 220606
Architect: QMK

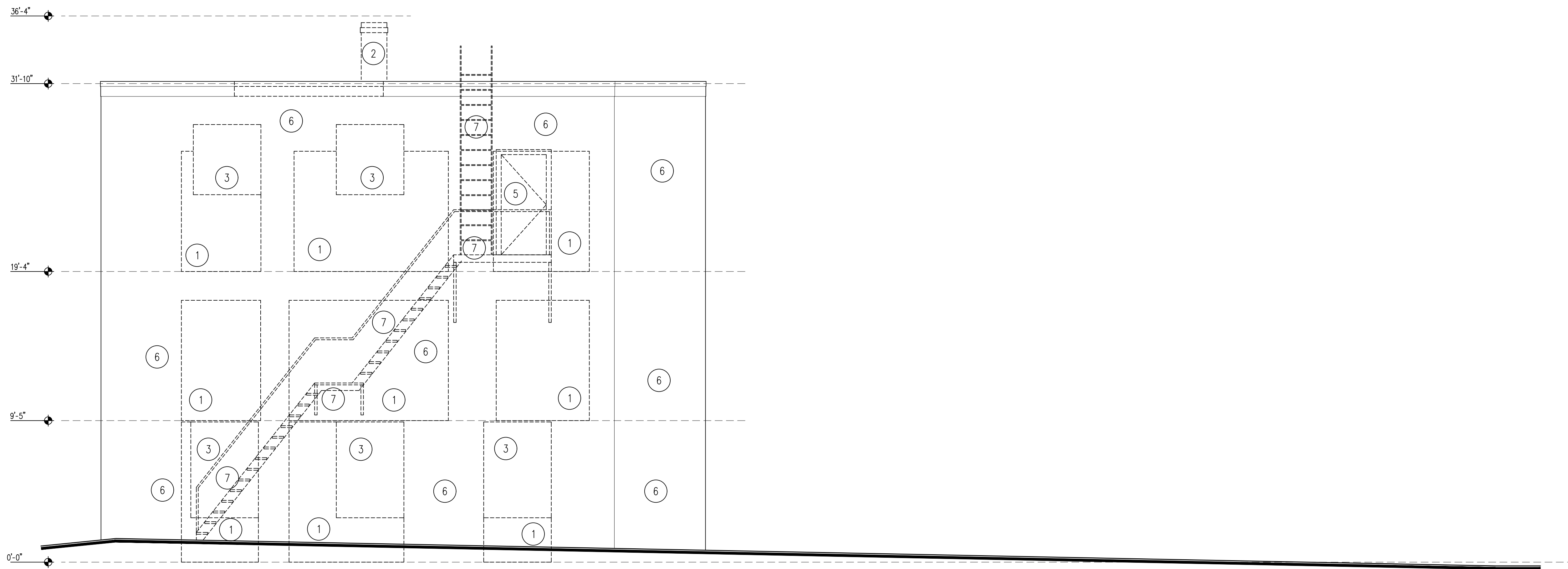
Revisions:

AD201

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01 Exterior Elevation — North
A-202 SCALE: 1/4" = 1'-0"



02 Exterior Elevation — West
A-202 SCALE: 1/4" = 1'-0"

KEYED NOTES

- 1 AREA OF EXISTING MASONRY WALL TO BE REMOVED.
- 2 EXISTING MASONRY CHIMNEY TO BE REMOVED.
- 3 EXISTING WINDOW AND FRAME TO BE REMOVED.
- 4 <NOT USED>
- 5 EXISTING DOOR AND FRAME TO BE REMOVED.
- 6 EXISTING MASONRY WALL TO REMAIN.
- 7 EXISTING FIRE ESCAPE AND LADDER TO BE REMOVED.

SHEET NOTES:

- A. REFER TO SHEETS GA101 TO GA103 FOR SCHEDULES AND NOTES.
- B. CONTRACTOR TO PROVIDE TEMPORARY SHORING WHERE REQUIRED.

A-50 PINECLIFF DRIVE
MARBLEHEAD, MA 01945
O: 781.666.2000
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ARCHITECTURE CONSULTING ■ REAL ESTATE

Client: **Santini Realty, LLC**
26 Dudley Street
Arlington, MA 02476

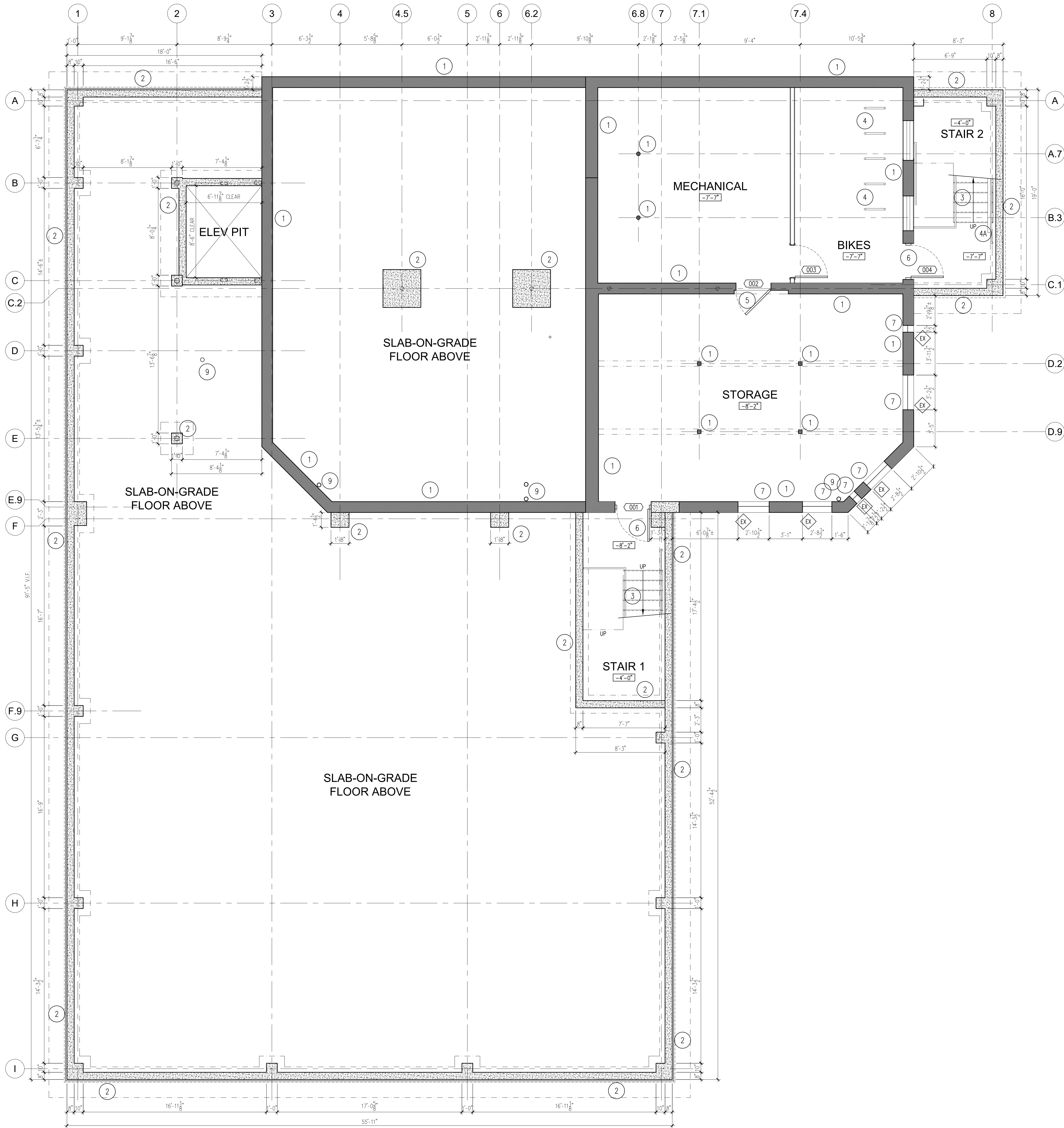
Drawing: **Existing Exterior Elevations**
with Demolition
North and West

Date: **07 NOV 25**
File No: **220606**
Architect: **QMK**

Revisions:

AD202

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KEYED NOTES

- 1 EXISTING CONSTRUCTION.
- 2 PROPOSED FOOTING AND FOUNDATION WALL.
- 3 PROPOSED STAIRS AND RAILS.
- 4 PROPOSED "U" BIKE RACK.
- 4A PROPOSED BIKE WHEEL TRACK.
- 5 EXISTING DOOR AND FRAME.
- 6 PROPOSED DOOR AND FRAME.
- 7 EXISTING WINDOW AND FRAME.
- 8 <NOT USED>
- 9 PROPOSED PLUMBING FIXTURE OR PIPING.
- 10 <NOT USED>
- 11 <NOT USED>
- 12 <NOT USED>
- 13 <NOT USED>

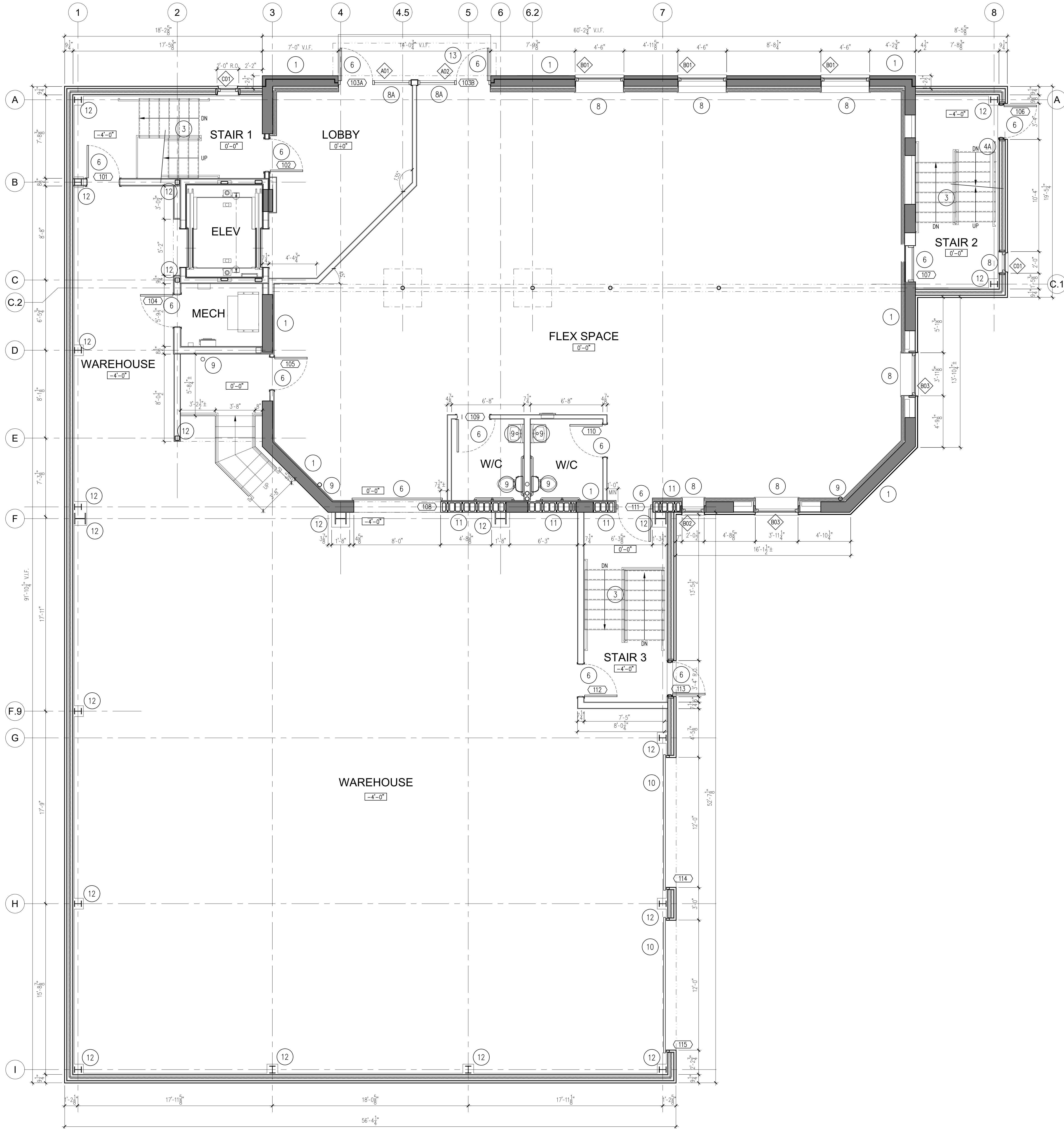
SHEET NOTES:

A. REFER TO SHEETS GA101 TO GA103 FOR SCHEDULES AND NOTES.

01
A-100

Basement Construction Plan
SCALE: 1/4" = 1'-0"

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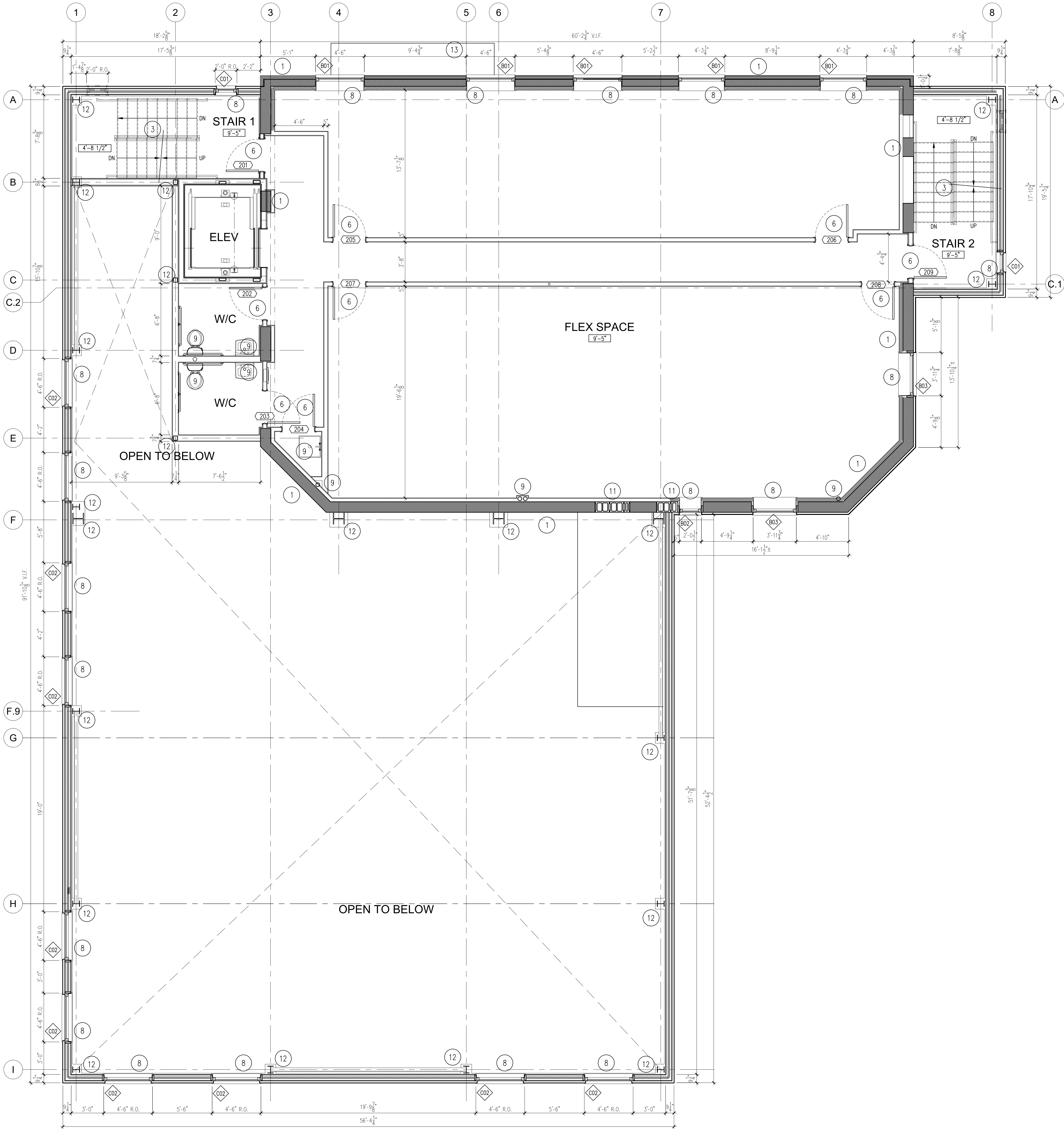


- KEYED NOTES
- 1 EXISTING CONSTRUCTION.
 - 2 <NOT USED>
 - 3 PROPOSED STAIRS AND RAILS.
 - 4 <NOT USED>
 - 4A PROPOSED BIKE WHEEL TRACK.
 - 5 <NOT USED>
 - 6 PROPOSED DOOR AND FRAME.
 - 7 <NOT USED>
 - 8 PROPOSED WINDOW AND FRAME.
 - 8A PROPOSED GLAZED STOREFRONT.
 - 9 PROPOSED PLUMBING FIXTURE OR PIPING.
 - 10 PROPOSED GARAGE DOOR.
 - 11 MASONRY INFILL OF EXISTING OPENING.
 - 12 PROPOSED STEEL COLUMN.
 - 13 PROPOSED CANOPY ABOVE.

SHEET NOTES:

A. REFER TO SHEETS GA101 TO GA103 FOR SCHEDULES AND NOTES.

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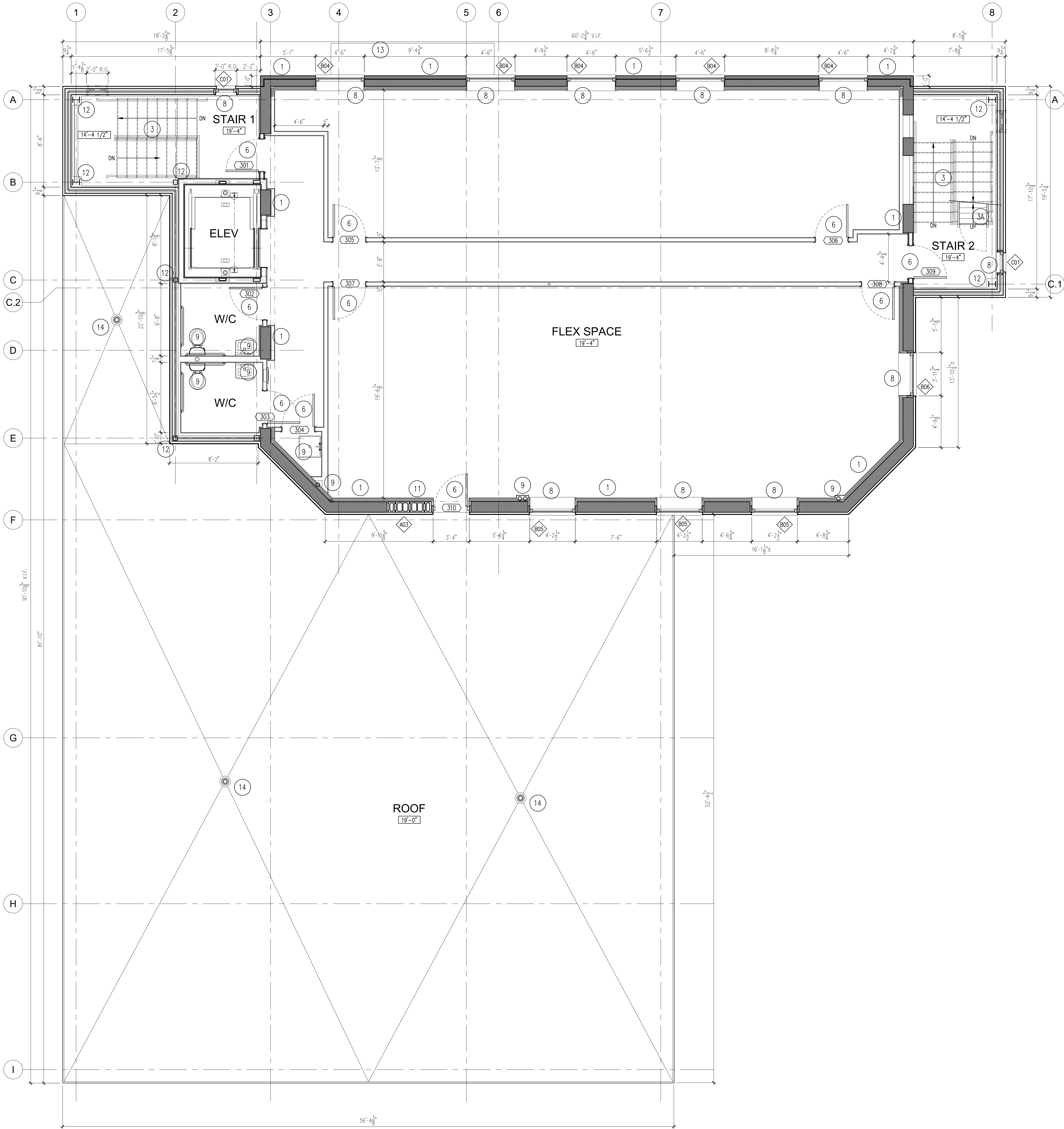
- KEYED NOTES
- 1 EXISTING CONSTRUCTION.
 - 2 <NOT USED>
 - 3 PROPOSED STAIRS AND RAILS.
 - 4 <NOT USED>
 - 5 <NOT USED>
 - 6 PROPOSED DOOR AND FRAME.
 - 7 <NOT USED>
 - 8 PROPOSED WINDOW AND FRAME.
 - 9 PROPOSED PLUMBING FIXTURE OR PIPING.
 - 10 <NOT USED>
 - 11 MASONRY INFILL OF EXISTING OPENING.
 - 12 PROPOSED STEEL COLUMN.
 - 13 PROPOSED CANOPY BELOW.

SHEET NOTES:

A. REFER TO SHEETS GA101 TO GA103 FOR SCHEDULES AND NOTES.

01 Second Floor Construction Plan
A-102 SCALE: 1/4" = 1'-0"

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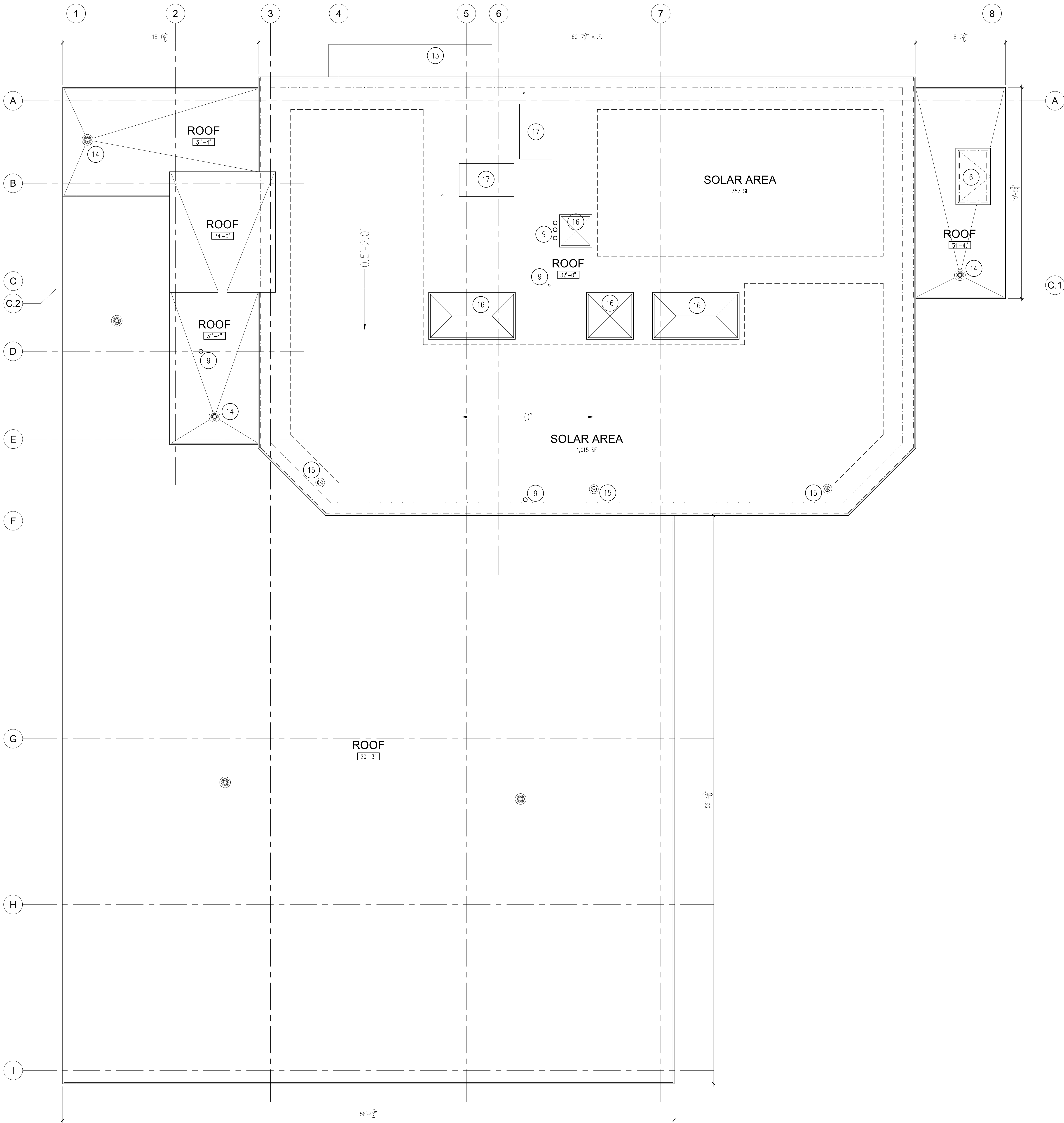


- KEYED NOTES
- 1 EXISTING CONSTRUCTION.
 - 2 <NOT USED>
 - 3 PROPOSED STAIRS AND RAILS.
 - 3A PROPOSED SHIPS LADDER TO ROOF HATCH ABOVE.
 - 4 <NOT USED>
 - 5 <NOT USED>
 - 6 PROPOSED DOOR AND FRAME.
 - 7 <NOT USED>
 - 8 PROPOSED WINDOW AND FRAME.
 - 9 PROPOSED PLUMBING FIXTURE OR PIPING.
 - 10 <NOT USED>
 - 11 MASONRY INFILL OF EXISTING OPENING.
 - 12 PROPOSED STEEL COLUMN.
 - 13 PROPOSED CANOPY BELOW.
 - 14 PROPOSED ROOF DRAIN.

SHEET NOTES:

A. REFER TO SHEETS GA101 TO GA103 FOR SCHEDULES AND NOTES.

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- KEYED NOTES
- 1 <NOT USED>
 - 2 <NOT USED>
 - 3 <NOT USED>
 - 4 <NOT USED>
 - 5 <NOT USED>
 - 6 PROPOSED ROOF HATCH.
 - 7 <NOT USED>
 - 8 <NOT USED>
 - 9 PROPOSED PLUMBING FIXTURE OR PIPING.
 - 10 <NOT USED>
 - 11 <NOT USED>
 - 12 <NOT USED>
 - 13 PROPOSED CANOPY BELOW.
 - 14 PROPOSED ROOF DRAIN.
 - 15 PROPOSED ROOF DRAIN.
 - 16 EXISTING SKYLIGHT.
 - 17 LOCATION OF ROOF TOP MECHANICAL EQUIPMENT.

SHEET NOTES:

A. REFER TO SHEETS GA101 TO GA103 FOR SCHEDULES AND NOTES.

01 Roof Construction Plan
A-104 SCALE: 1/4" = 1'-0"

A: 50 PINECLIFF DRIVE
MARBLEHEAD, MA 01945
O: 781.662.2000
T: WWW.APPROACH3.COM

APPROACH³
ARCHITECTURE • CONSULTING • REAL ESTATE

Client: Santini Realty, LLC
26 Dudley Street
Arlington, MA 02476

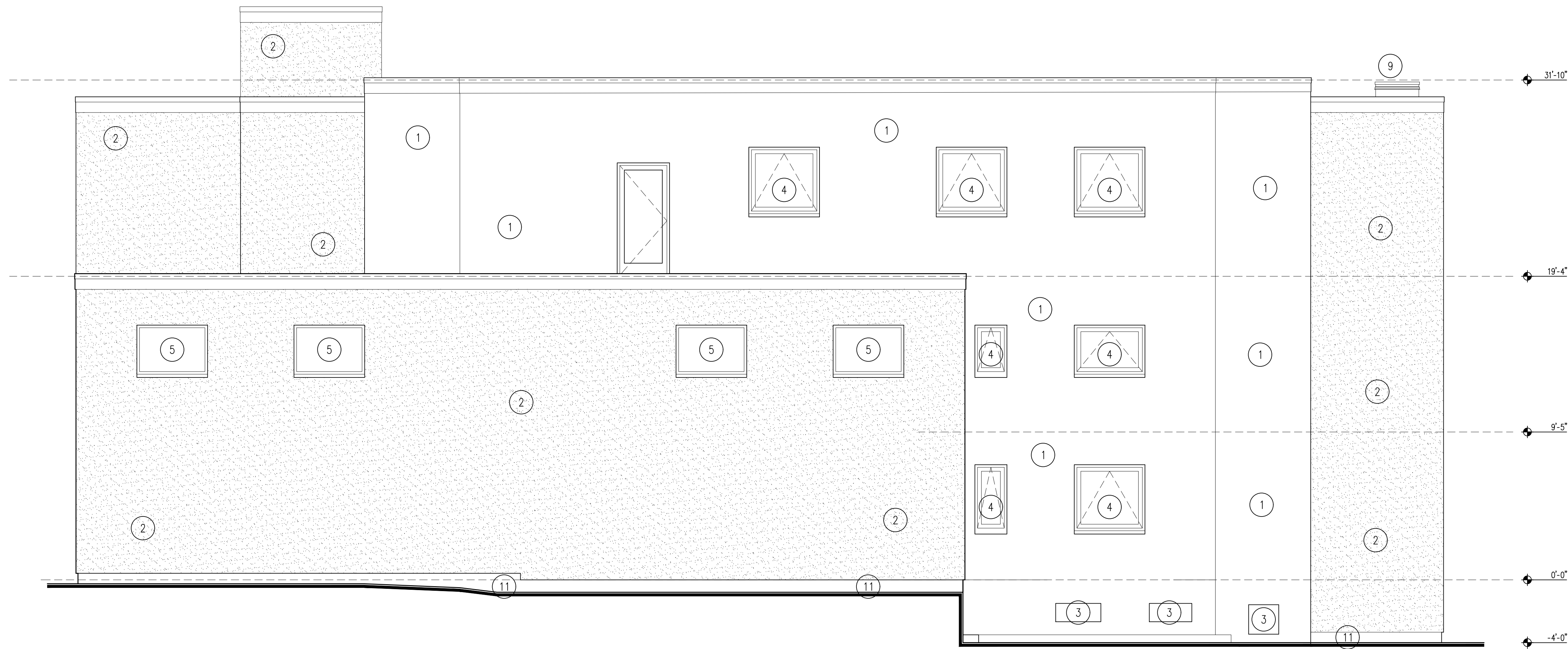
Drawn By: Roof Construction Plan

Date: 07 NOV 25
File No: 2206
Architect: QMK

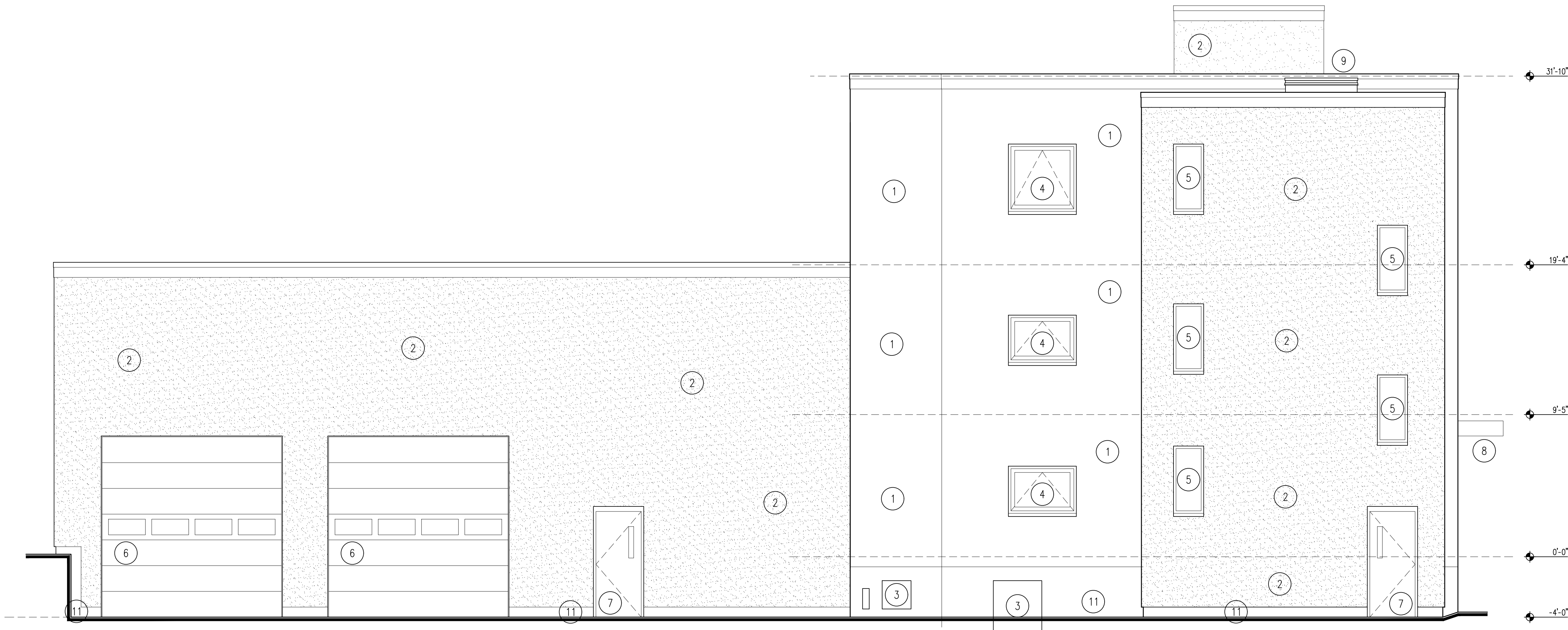
Revisions:

A-104

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01 Exterior Elevation — South
A-201 SCALE: 1/4" = 1'-0"



02 Exterior Elevation — East
A-201 SCALE: 1/4" = 1'-0"

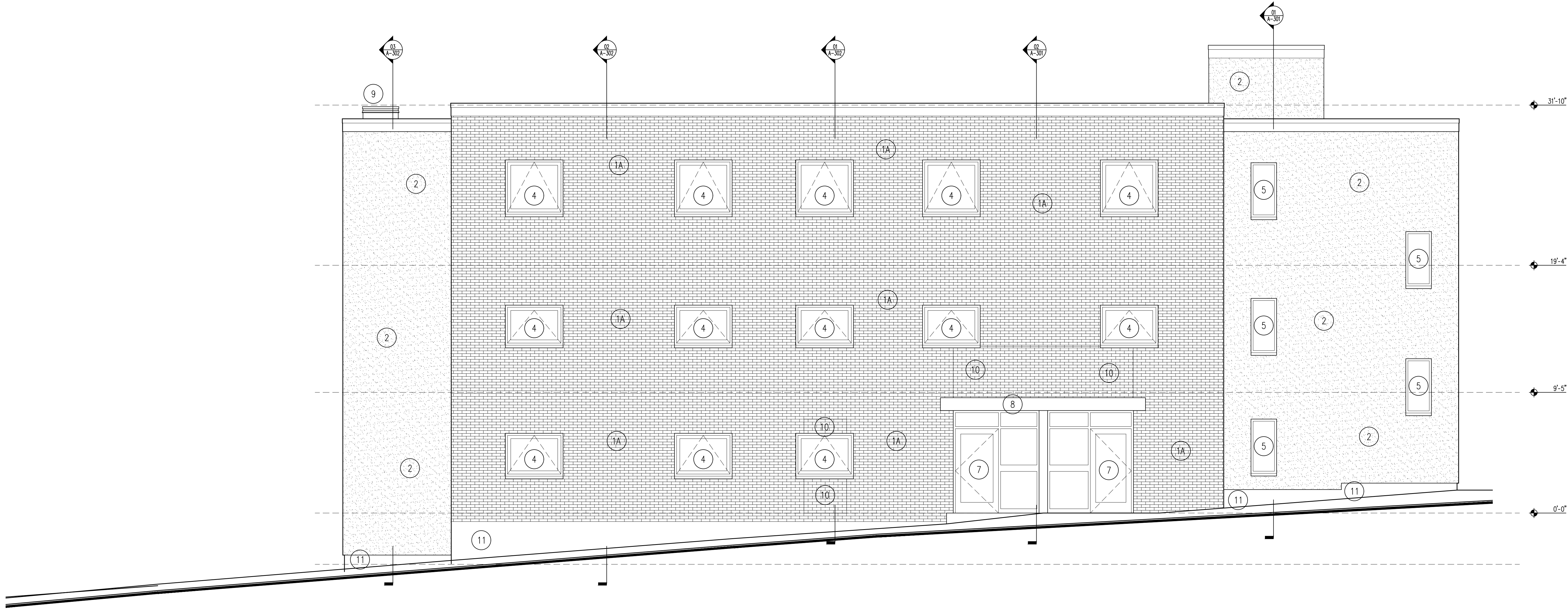
KEYED NOTES

- 1 EXISTING MASONRY WALL WITH SCHEDULED E.I.F.S.
- 2 PROPOSED FRAMED WALL WITH SCHEDULED E.I.F.S.
- 3 EXISTING WINDOW AND FRAME.
- 4 SCHEDULED AWNING WINDOW AND FRAME.
- 5 SCHEDULED FIXED WINDOW AND FRAME.
- 6 SCHEDULED GARAGE DOOR.
- 7 SCHEDULED EXTERIOR DOOR AND FRAME.
- 8 PROPOSED ENTRY CANOPY.
- 9 SCHEDULED ROOF HATCH.
- 10 <NOT USED>
- 11 FOUNDATION WALL WITH COVER BOARD.

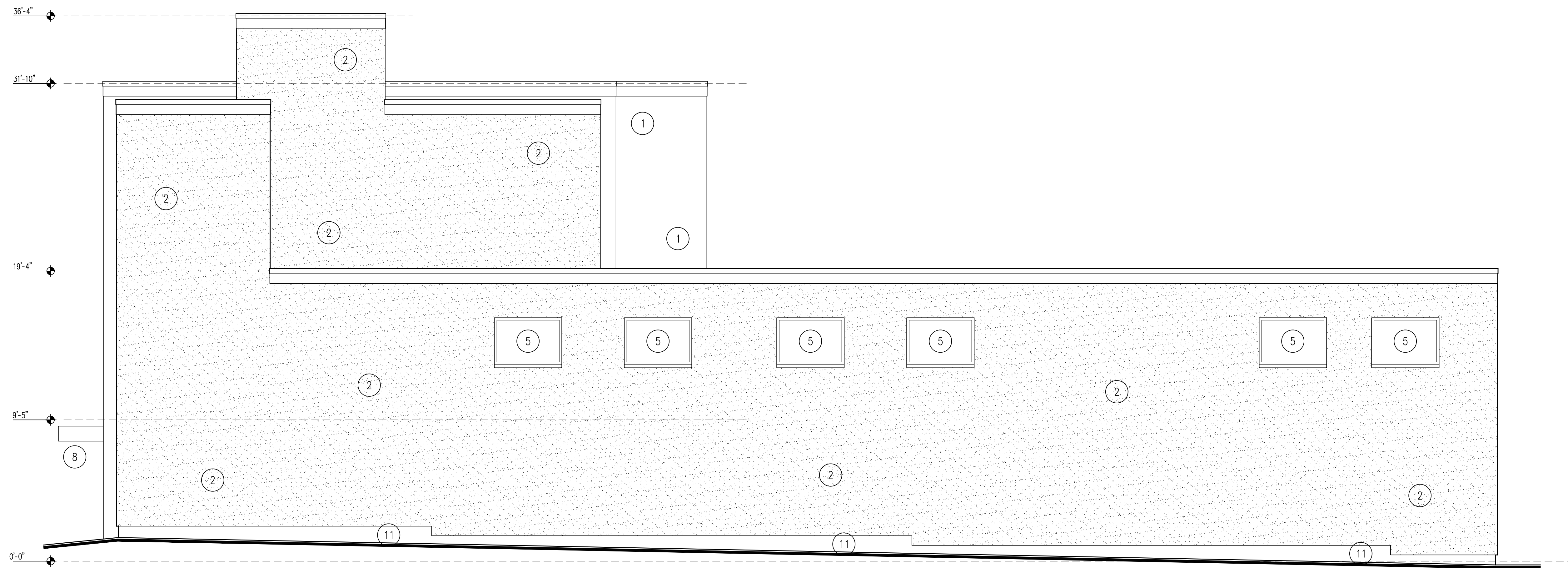
SHEET NOTES:

- A. REFER TO SHEETS GA101 TO GA103 FOR SCHEDULES AND NOTES.
- B. CONTRACTOR TO PROVIDE TEMPORARY SHORING WHERE REQUIRED.

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01 Exterior Elevation — North
A-202 SCALE: 1/4" = 1'-0"



02 Exterior Elevation — West
A-202 SCALE: 1/4" = 1'-0"

KEYED NOTES

- 1 EXISTING MASONRY WALL WITH SCHEDULED E.I.F.S.
- 1A EXISTING BRICK MASONRY WALL.
- 2 PROPOSED FRAMED WALL WITH SCHEDULED E.I.F.S.
- 3 <NOT USED>
- 4 SCHEDULED AWNING WINDOW AND FRAME.
- 5 SCHEDULED FIXED WINDOW AND FRAME.
- 6 <NOT USED>
- 7 SCHEDULED EXTERIOR DOOR AND FRAME.
- 8 PROPOSED ENTRY CANOPY.
- 9 SCHEDULED ROOF HATCH.
- 10 BRICK MASONRY INFILL TO MATCH EXISTING.
- 11 FOUNDATION WALL WITH COVER BOARD.

SHEET NOTES:

- A. REFER TO SHEETS GA101 TO GA103 FOR SCHEDULES AND NOTES.
- B. CONTRACTOR TO PROVIDE TEMPORARY SHORING WHERE REQUIRED.

A: 50 PINECLIFF DRIVE
MARBLEHEAD, MA 01945
O: 781.662.2000
T: WWW.APPROACH3.COM

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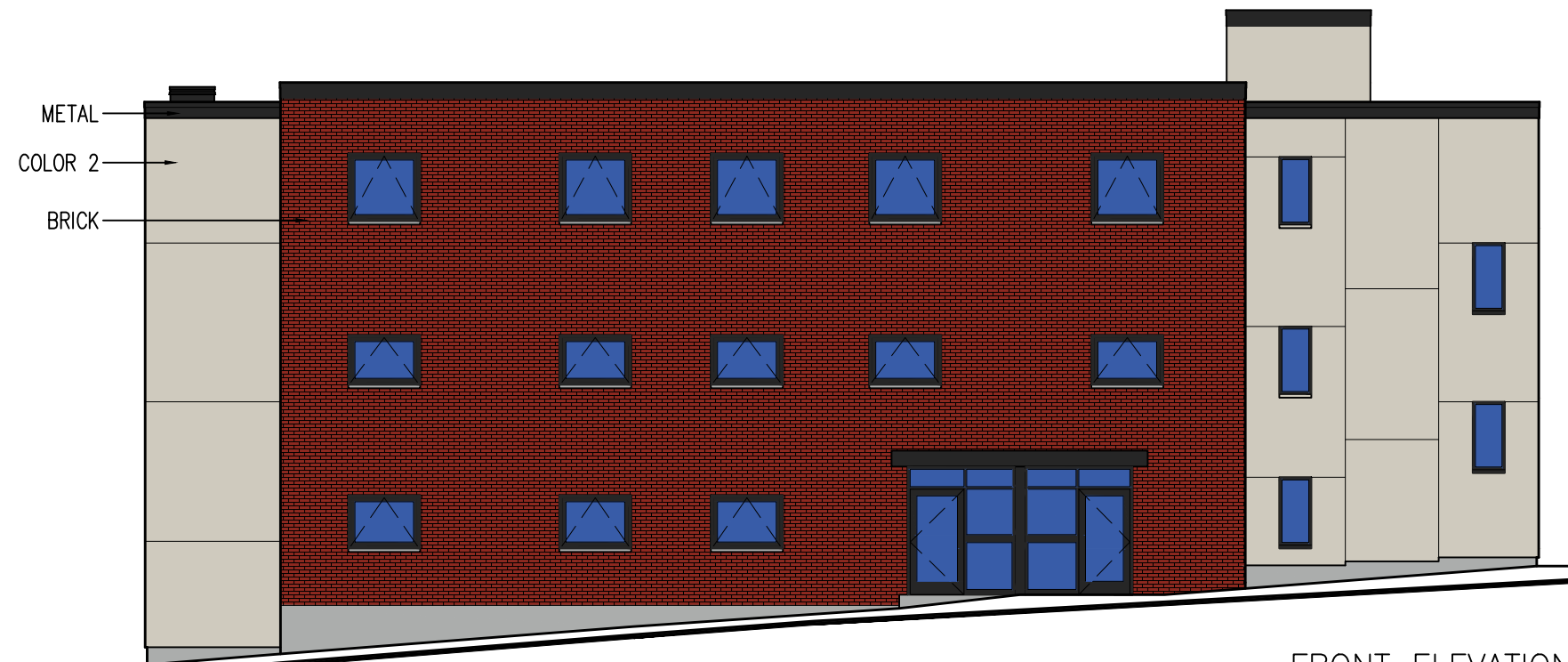
Client: **Santini Realty, LLC**
26 Dudley Street
Arlington, MA 02476

Drawing: **Exterior Elevations**
North and West

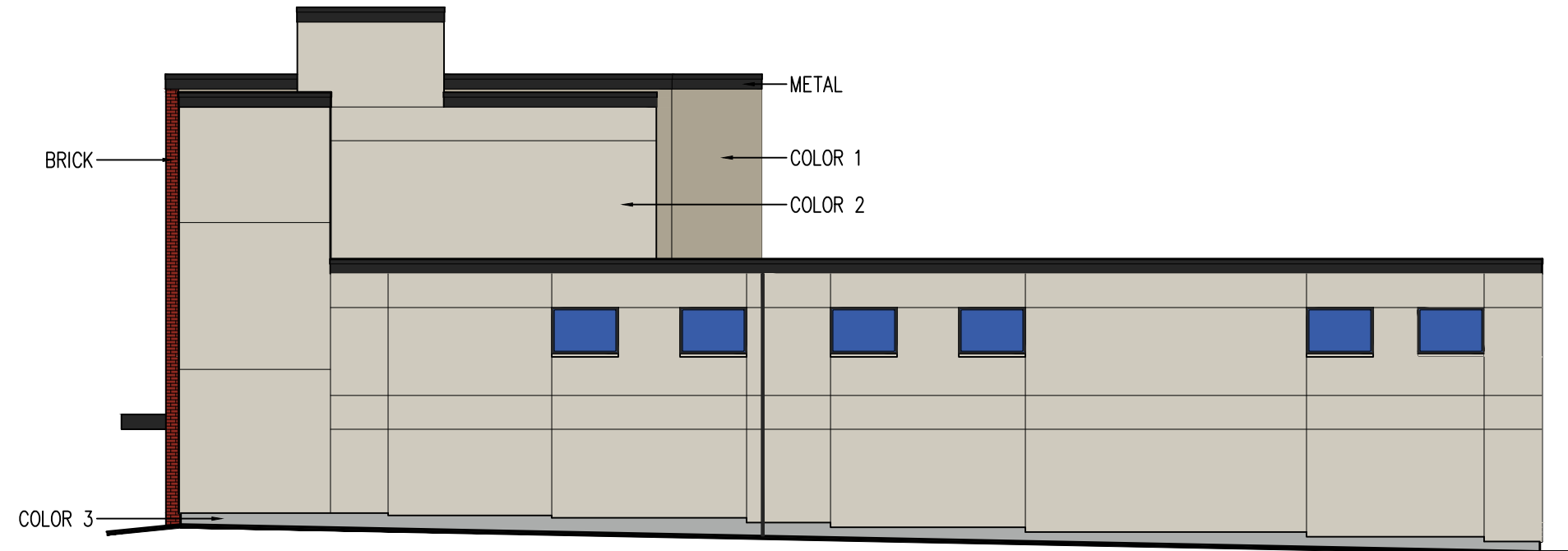
Date: **07 NOV 25**
File No: **2206**
Architect: **QMK**

Revisions:

A-202



FRONT ELEVATION
NORTH SIDE



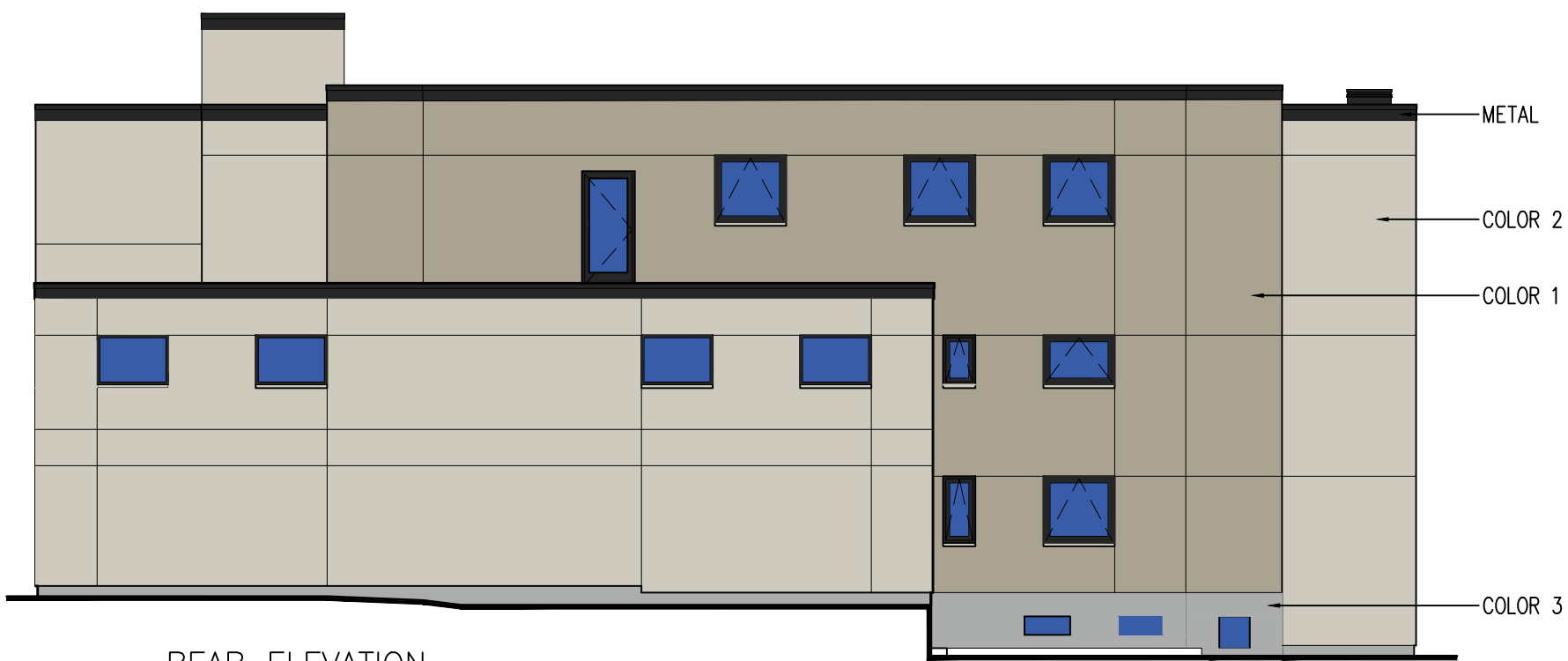
RIGHT SIDE ELEVATION
WEST SIDE

EXTERIOR FINISHES

BRICK MASONRY:
EXISTING BRICK TO REMAIN
PATCH WITH NEW MASONRY TO MATCH

E.I.F.S.:
COLOR 1: STO MOONDUST, MEDIUM TEXTURE
EXISTING BUILDING
COLOR 2: STO SMOKED PUTTY, FINE TEXTURE
ADDITION
COLOR 3: STO BRUSHED PEWTER, FINE TEXTURE
CONCRETE BASE PARGE COAT

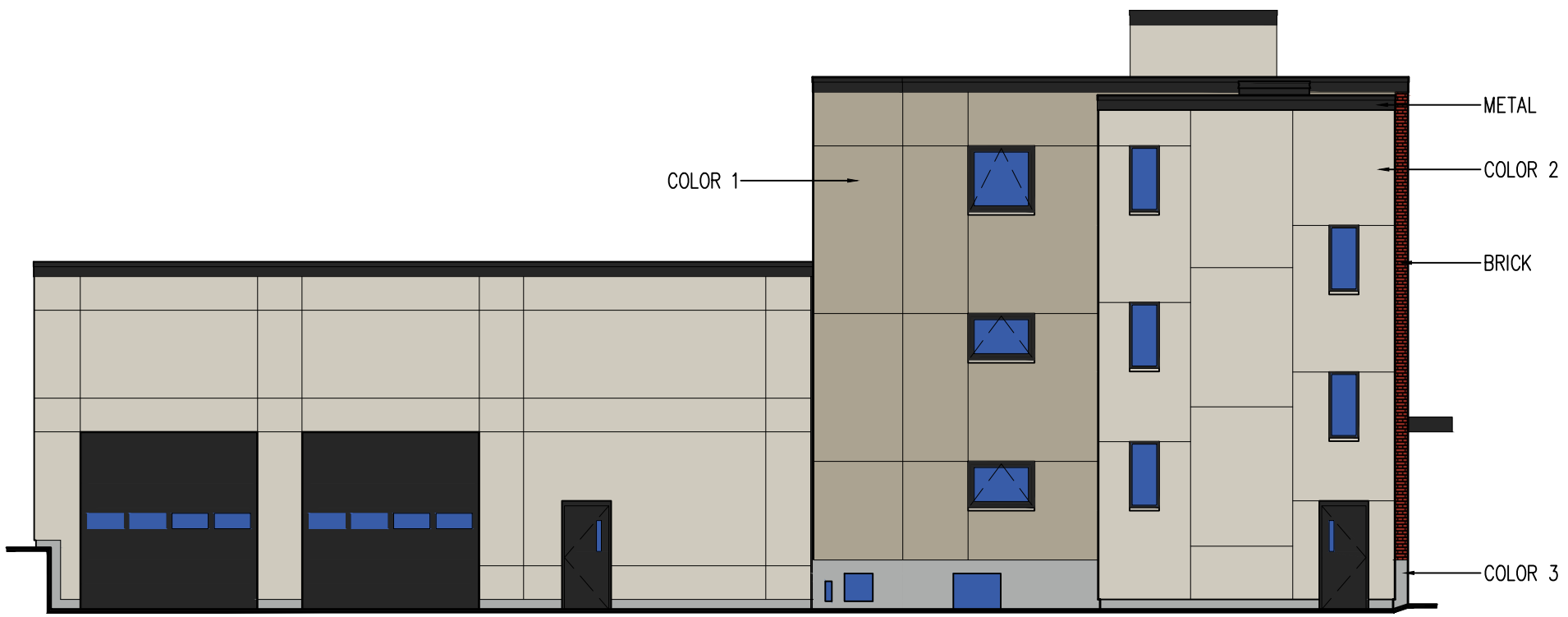
METAL:
BLACK ANODIZED



REAR ELEVATION
SOUTH SIDE

EXTERIOR FINISHES

- BRICK MASONRY:
EXISTING BRICK TO REMAIN
PATCH WITH NEW MASONRY TO MATCH
- E.I.F.S.:
COLOR 1: STO MOONDUST, MEDIUM TEXTURE
EXISTING BUILDING
COLOR 2: STO SMOKED PUTTY, FINE TEXTURE
ADDITION
COLOR 3: STO BRUSHED PEWTER, FINE TEXTURE
CONCRETE BASE PARGE COAT
- METAL:
BLACK ANODIZED



LEFT SIDE ELEVATION
EAST SIDE



LEED v4.1 BD+C: Core and Shell Project Checklist

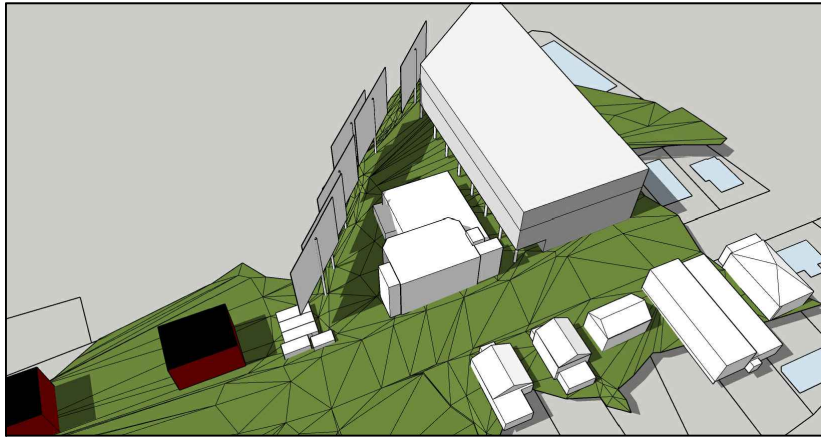
Project Name: 26 Dudley Street, Arlington
Date: Nov. 7, 2025

Y ? N

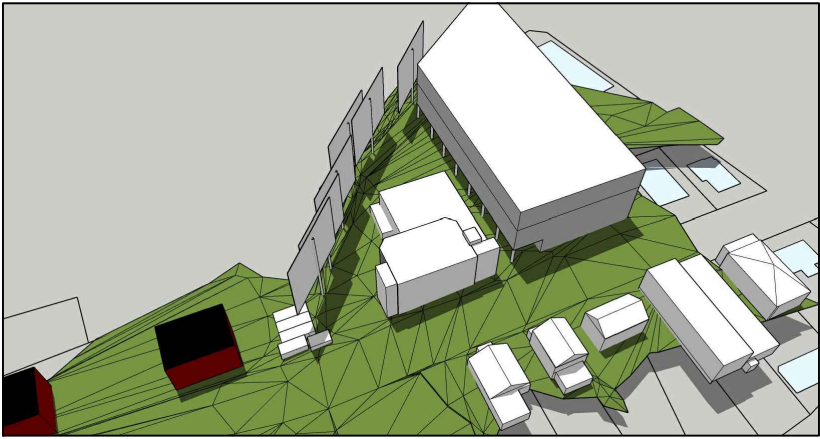
1			Credit	Integrative Process	1	
6	0	0	Location and Transportation			20
		X	Credit	LEED for Neighborhood Development Location	20	
2			Credit	Sensitive Land Protection	2	
		X	Credit	High Priority Site and Equitable Development	3	
2			Credit	Surrounding Density and Diverse Uses	6	
0			Credit	Access to Quality Transit	6	
0			Credit	Bicycle Facilities	1	
1			Credit	Reduced Parking Footprint	1	
1			Credit	Electric Vehicles	1	
5	1	0	Sustainable Sites			11
Y			Prereq	Construction Activity Pollution Prevention	Required	
1			Credit	Site Assessment	1	
0			Credit	Protect or Restore Habitat	2	
0			Credit	Open Space	1	
	1		Credit	Rainwater Management	3	
2			Credit	Heat Island Reduction	2	
1			Credit	Light Pollution Reduction	1	
1			Credit	Tenant Design and Construction Guidelines	1	
2	1	0	Water Efficiency			11
Y			Prereq	Outdoor Water Use Reduction	Required	
Y			Prereq	Indoor Water Use Reduction	Required	
Y			Prereq	Building-Level Water Metering	Required	
1			Credit	Outdoor Water Use Reduction	3	
1			Credit	Indoor Water Use Reduction	4	
		X	Credit	Optimize Process Water Use	3	
	1		Credit	Water Metering	1	
9	3	0	Energy and Atmosphere			33
Y			Prereq	Fundamental Commissioning and Verification	Required	
Y			Prereq	Minimum Energy Performance	Required	
Y			Prereq	Building-Level Energy Metering	Required	
Y			Prereq	Fundamental Refrigerant Management	Required	
2	2		Credit	Enhanced Commissioning	6	
3			Credit	Optimize Energy Performance	18	
1			Credit	Advanced Energy Metering	1	
		X	Credit	Grid Harmonization	2	
3			Credit	Renewable Energy	5	
	1		Credit	Enhanced Refrigerant Management	1	

6	4	0	Materials and Resources			14
Y			Prereq	Storage and Collection of Recyclables	Required	
4			Credit	Building Life-Cycle Impact Reduction	6	
	2		Credit	Environmental Product Declarations	2	
	1		Credit	Sourcing of Raw Materials	2	
	1		Credit	Material Ingredients	2	
2			Credit	Construction and Demolition Waste Management	2	
6	0	0	Indoor Environmental Quality			10
Y			Prereq	Minimum Indoor Air Quality Performance	Required	
Y			Prereq	Environmental Tobacco Smoke Control	Required	
2			Credit	Enhanced Indoor Air Quality Strategies	2	
2			Credit	Low-Emitting Materials	3	
1			Credit	Construction Indoor Air Quality Management Plan	1	
1			Credit	Daylight	3	
		X	Credit	Quality Views	1	
0	3	0	Innovation			6
	2		Credit	Innovation	5	
	1		Credit	LEED Accredited Professional	1	
0	0	0	Regional Priority			4
			Credit	Regional Priority: Specific Credit	1	
			Credit	Regional Priority: Specific Credit	1	
			Credit	Regional Priority: Specific Credit	1	
			Credit	Regional Priority: Specific Credit	1	
35	12	0	TOTALS			Possible Points: 110

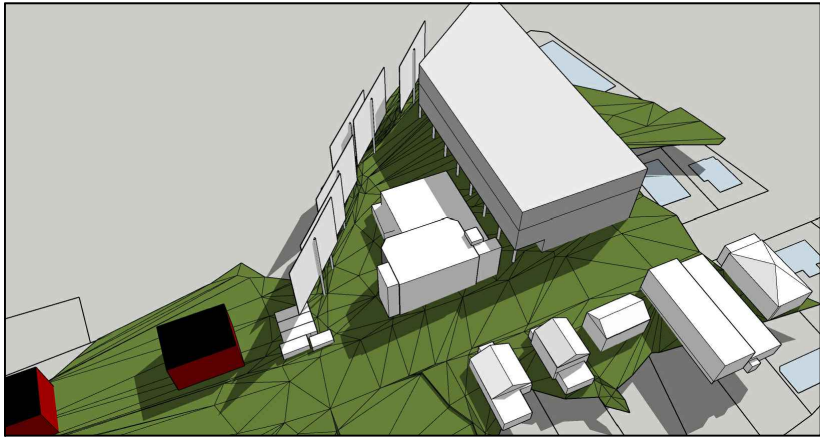
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



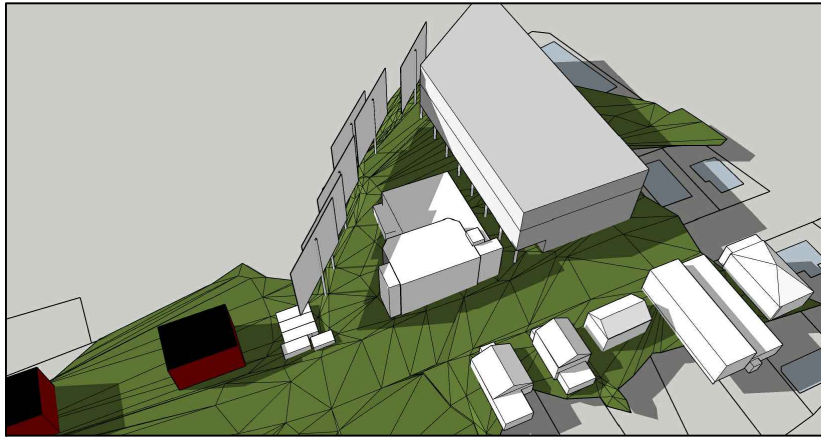
JUNE 21 - 9:00 AM



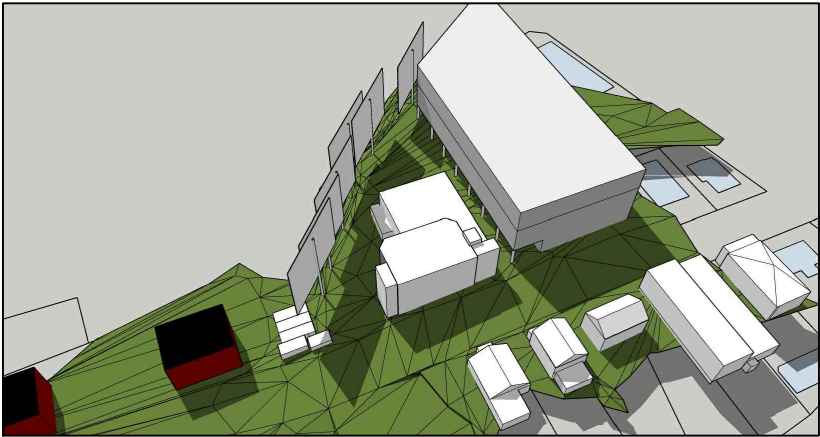
JUNE 21 - 12:00 PM



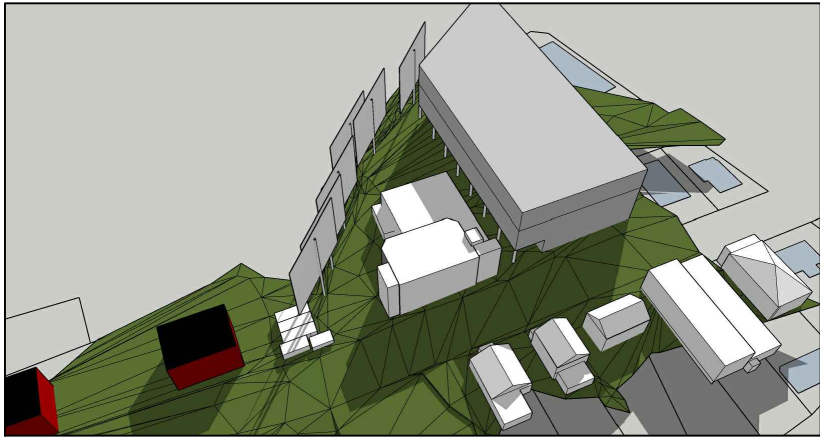
JUNE 21 - 3:00



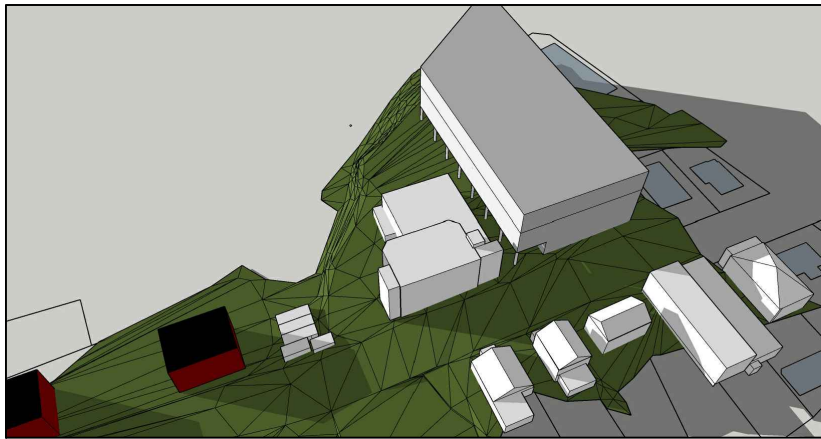
MARCH / SEPT 21 - 9:00 AM



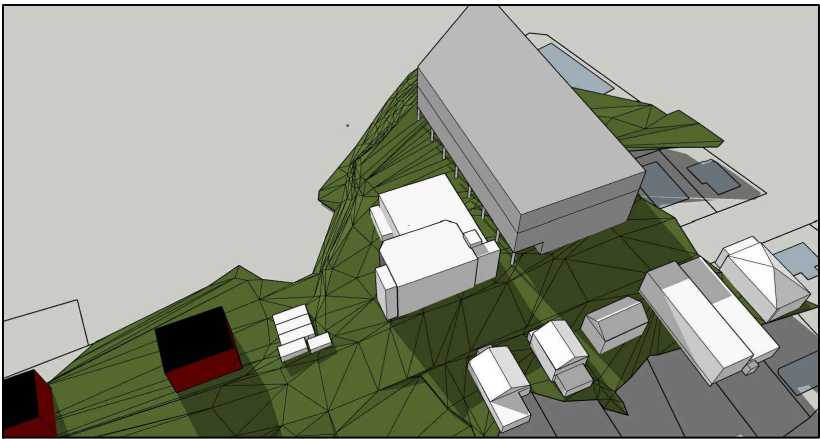
MARCH / SEPT 21 - 12:00 PM



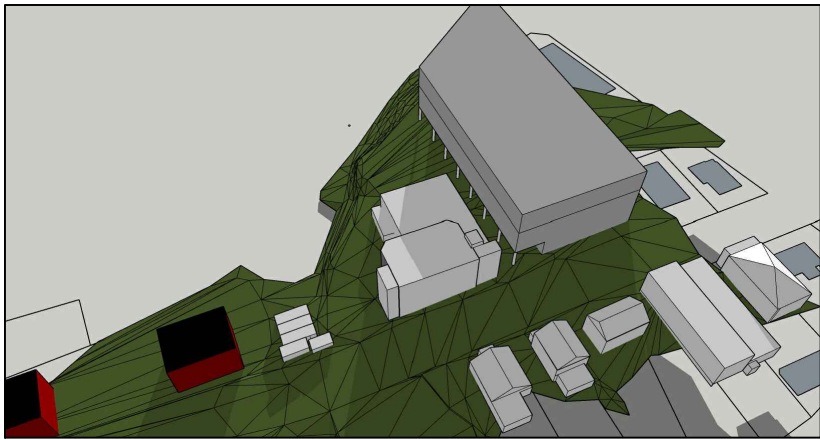
MARCH / SEPT 21 - 3:00 PM



DECEMBER 21 - 9:00 AM
TREES OMITTED

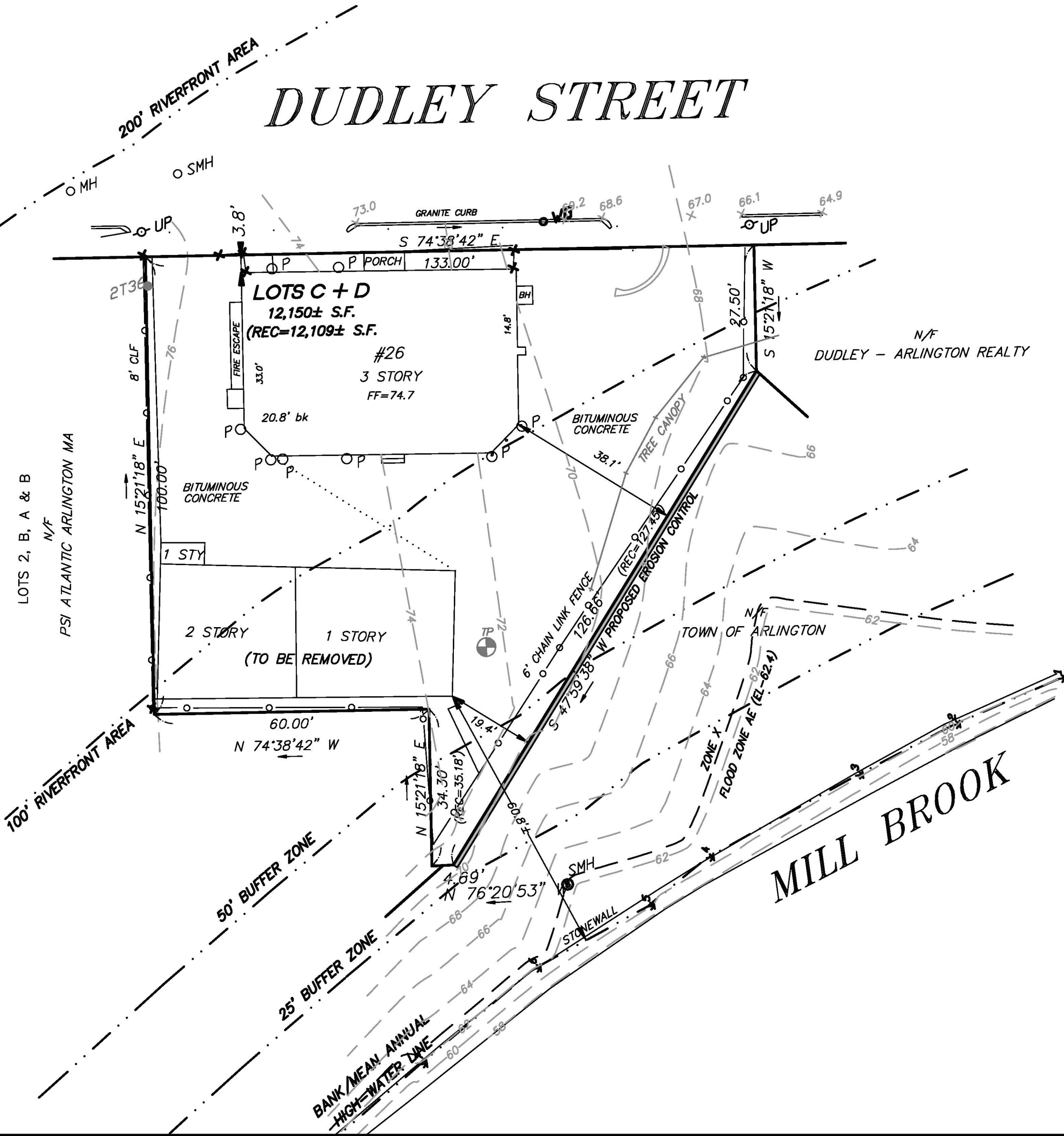


DECEMBER 21 - 12:00 PM
TREES OMITTED

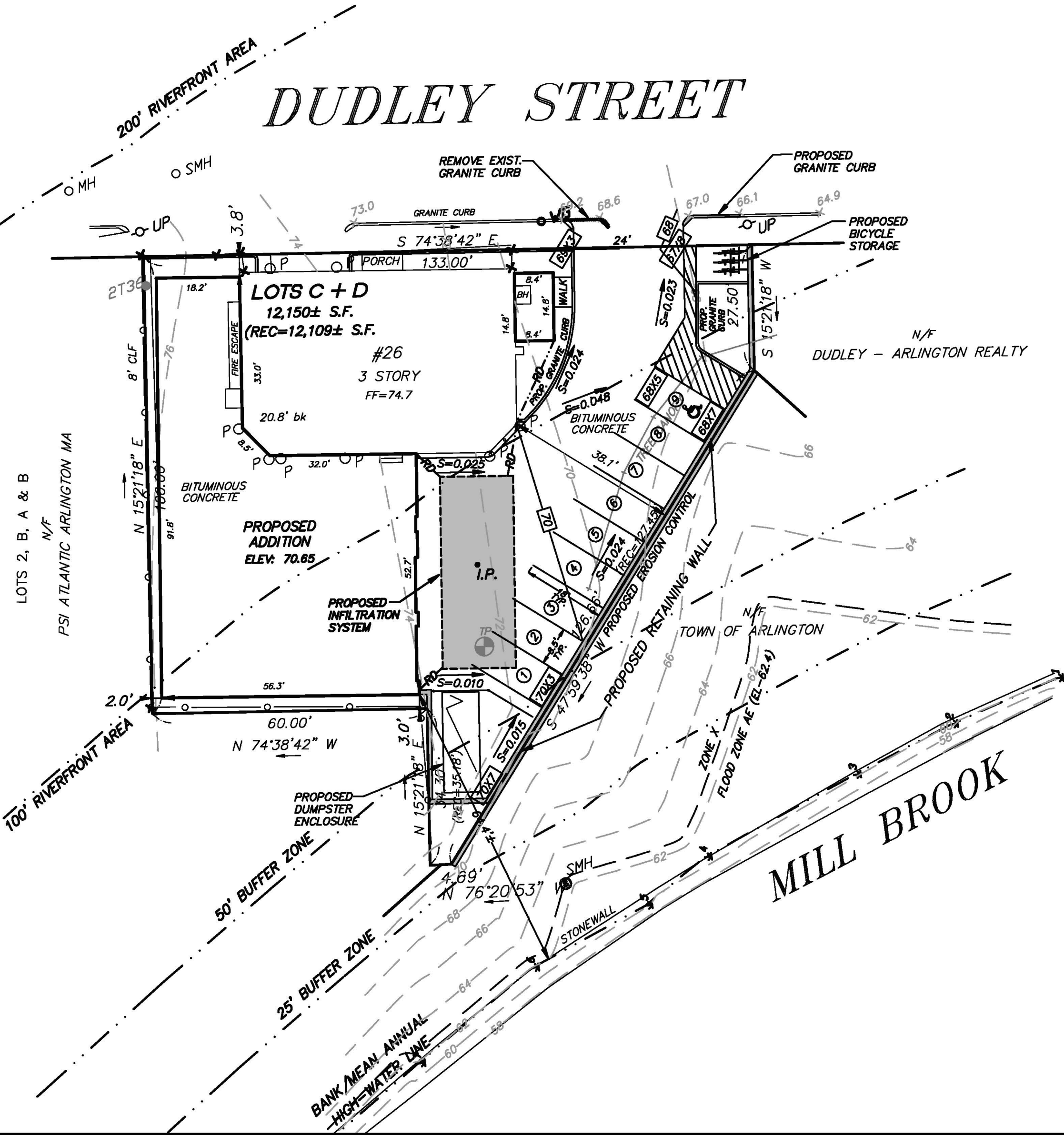


DECEMBER 21 - 3:00 PM
TREES OMITTED

EXISTING CONDITIONS



POST-DEVELOPMENT CONDITIONS



IMPERVIOUS COVERAGE	
EXISTING CONDITIONS	
ROOF AREA	4,305 SF
PARKING AREA	6,610 SF
TOTAL	10,915 SF
PROPOSED CONDITIONS	
ROOF AREA	6,225 SF
PARKING AREA	4,860 SF
WALK	25 SF
TOTAL	11,110 SF

LEGEND	
BIT.	BITUMINOUS
CB	CATCH BASIN
C.O.	CLEANOUT
I.P.	INSPECTION PORT
PVC	POLYVINYL CHLORIDE PIPE
SMH	SEWER MANHOLE
WSD	WATER SHUT OFF
D	DRAIN LINE
RD	ROOF DRAIN
S	SEWER LINE
W	WATER LINE
-70-	EXISTING CONTOUR
-70-	PROPOSED CONTOUR/ELEVATION
X	EXIST. TREE TO BE REMOVED

RESOURCE AREA NOTES:

TOTAL AREA WITHIN 100 FOOT RIVERFRONT: 5,330±SF
TOTAL AREA WITHIN 200 FOOT RIVERFRONT: 12,150±SF

EXISTING IMPERVIOUS COVER WITHIN 100 FOOT RIVERFRONT (0-100'): 4,450±SF (83.5%)
PROPOSED IMPERVIOUS COVER WITHIN 100 FOOT RIVERFRONT (0-100'): 5,120±SF (96.1%)

EXISTING IMPERVIOUS COVER WITHIN 200 FOOT RIVERFRONT (0-200'): 10,915±SF (89.8%)
PROPOSED IMPERVIOUS COVER WITHIN 200 FOOT RIVERFRONT (0-200'): 11,110±SF (91.4%)

GENERAL CONSTRUCTION NOTES:

- EXISTING ELEVATIONS AND SITE FEATURES BASED ON A FIELD SURVEY BY ROBER SURVEY, 1072A MASSACHUSETTS AVENUE, ARLINGTON, MA.
- THE CONTRACTOR SHALL COORDINATE THE FOLLOWING INSPECTIONS OF THE SUBSURFACE INFILTRATION SYSTEM WITH THE TOWN OF ARLINGTON ENGINEERING DEPARTMENT AND DESIGN ENGINEER (A) THE BOTTOM OF EXCAVATION; AND (B) SYSTEM INSPECTION AFTER INSTALLATION AND PRIOR TO BACKFILLING, AND SHALL PROVIDE 72 HOUR NOTICE PRIOR TO SCHEDULING INSPECTIONS.
- CERTIFIED AS-BUILT PLAN OF THE DRAINAGE SYSTEM, INCLUDING ELEVATIONS, DIMENSIONS AND SWING TIES, AND IMPERVIOUS SURFACE AREA, SHALL BE PROVIDED TO THE ARLINGTON ENGINEERING DIVISION FOLLOWING INSTALLATION.
- EROSION CONTROL SHALL BE INSTALLED PRIOR TO CONSTRUCTION. ADEQUATE MEASURES SHALL BE TAKEN AS NEEDED TO PREVENT RUNOFF SEDIMENT FROM THE SITE COLLECTING ON THE SIDEWALK, ROADWAY, OR ABUTTING PROPERTIES DURING CONSTRUCTION ACTIVITIES. SUCH MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO, ADDITIONAL SILT FENCING/HAYBALES AND SWEEPING.
- THE CONTRACTOR SHOULD MONITOR AREAS OF EXPOSED SOIL TO INSURE THAT EROSION IS KEPT TO A MINIMUM AND SEDIMENT IS CONTAINED ON-SITE. ANY SEDIMENT ENTERING THE RIGHT-OF-WAY SHOULD BE REMOVED IMMEDIATELY. ROADWAY STREET SWEEPING AND/OR CLEANING SHOULD BE PERFORMED AT THE END OF EACH WORK DAY.
- PROPOSED GRADING AND DOWNSPOUT OVERFLOWS SHALL NOT DIRECT RUNOFF TOWARDS ABUTTING PROPERTIES.
- CONNECTION OF ANY SUMP PUMP AND/OR FOUNDATION DRAIN TO THE INFILTRATION SYSTEM IS PROHIBITED.
- THE INFILTRATION SYSTEM BOTTOM OF BED SHALL BE EXCAVATED TO THE "C" HORIZON SOIL LAYER NOTED ON THE TEST PITS. IF SOIL CONDITIONS ENCOUNTERED DO NOT MATCH THE PLAN OR TEST PIT INFORMATION, (IE. LEDGE, LACK OF SOIL DEPTH, ETC.), THE CONTRACTOR SHOULD CONTACT THE DESIGNER AND ENGINEERING DIVISION.
- THE TOWN OF ARLINGTON WATER AND SEWER DIVISION IS NOT PART OF DIG SAFE AND THEREFORE, MARK OUT OF WATER AND SEWER UTILITIES MUST BE REQUESTED FROM THE TOWN OF ARLINGTON WATER AND SEWER DIVISION AT 781-316-3106 AT LEAST 72 HOURS IN ADVANCE.
- UTILITIES SHOWN ARE FROM FIELD INSPECTION AND PLANS OF RECORD. UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO EXCAVATION BY CALLING DIG SAFE AT 888-DIG SAFE.
- ALL GUTTERS AND DOWNSPOUTS FROM PROPOSED ADDITION AND EXISTING BUILDING TO CONNECT TO THE PROPOSED INFILTRATION SYSTEM. ROOF DRAIN LOCATIONS SHOWN ARE APPROXIMATE. FINAL LOCATION OF DOWNSPOUTS AND ROOF DRAINS TO BE DETERMINED IN THE FIELD.
- ADDITIONAL PERMITTING WILL BE REQUIRED THROUGH THE ARLINGTON ENGINEERING DIVISION FOR PROPOSED DRIVEWAYS AND CURB CUTS.
- EXISTING WATER AND SEWER SERVICES TO BE MAINTAINED.

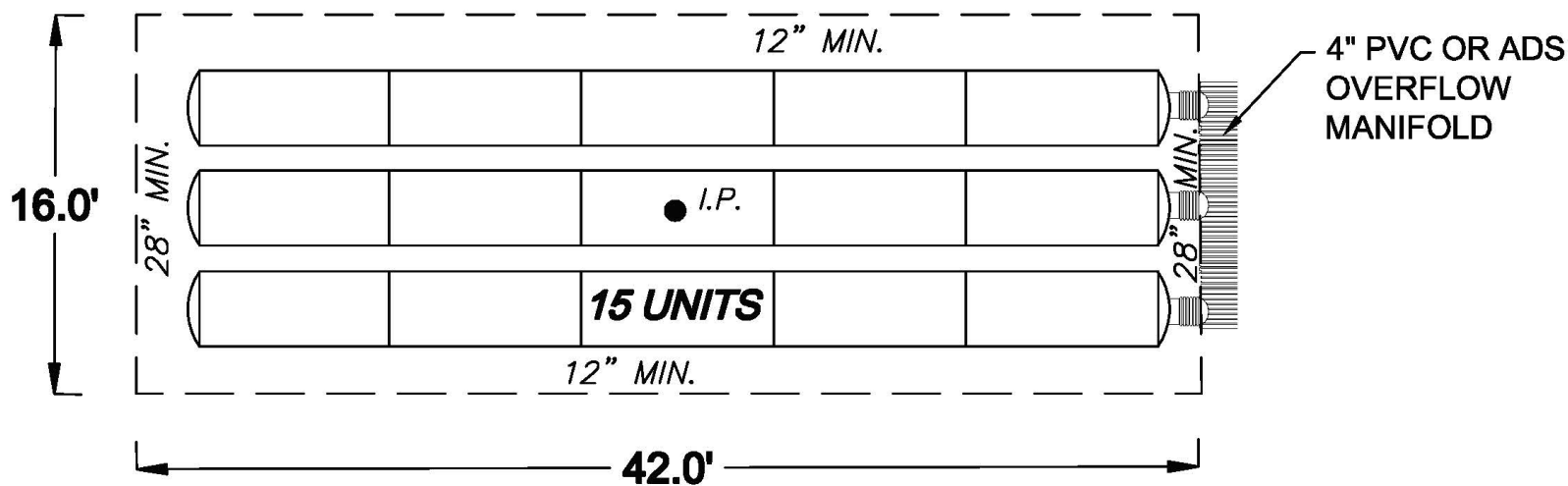
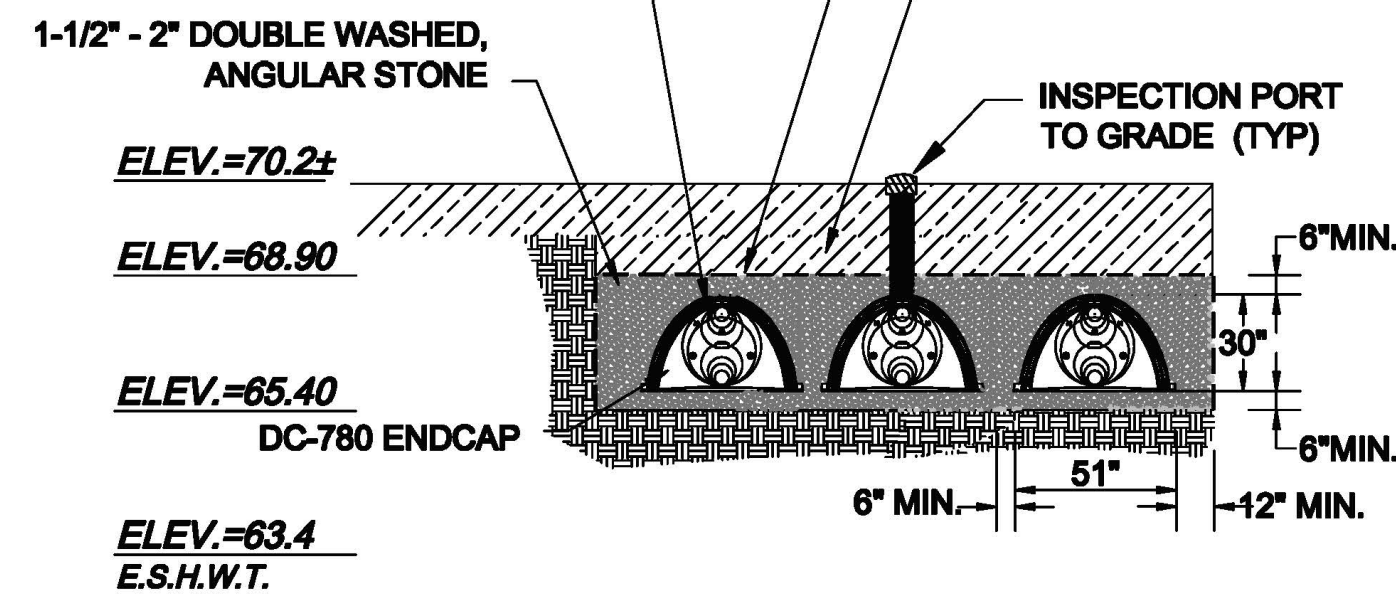
PRE-DEVELOPMENT VS. POST-DEVELOPMENT SUMMARY TABLE

Storm Event	Pre-Development		Post-Development	
	Rate (cfs)	Volume (cf)	Rate (cfs)	Volume (cf)
2	0.67	2,457	0.29	1,028
10	1.15	4,309	0.52	1,903
25	1.45	5,482	0.67	2,465
100	1.90	7,302	0.89	3,345

STORMTECH DC-780 CHAMBER OR APPROVED EQUAL CHAMBERS
SHALL MEET ASTM F 2418-09 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

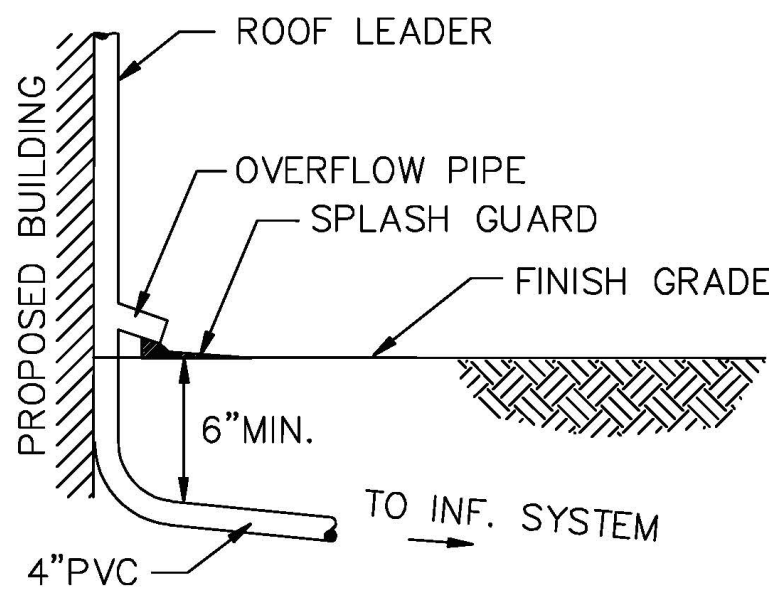
AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE ON TOP & SIDES ONLY

GRANULAR WELL GRADED SOIL/AGGREGATE MIXTURES, <35% FINES. COMPACT IN 6" LIFTS TO 95% PROCTOR DENSITY. SEE THE TABLE OF ACCEPTABLE FILL MATERIALS

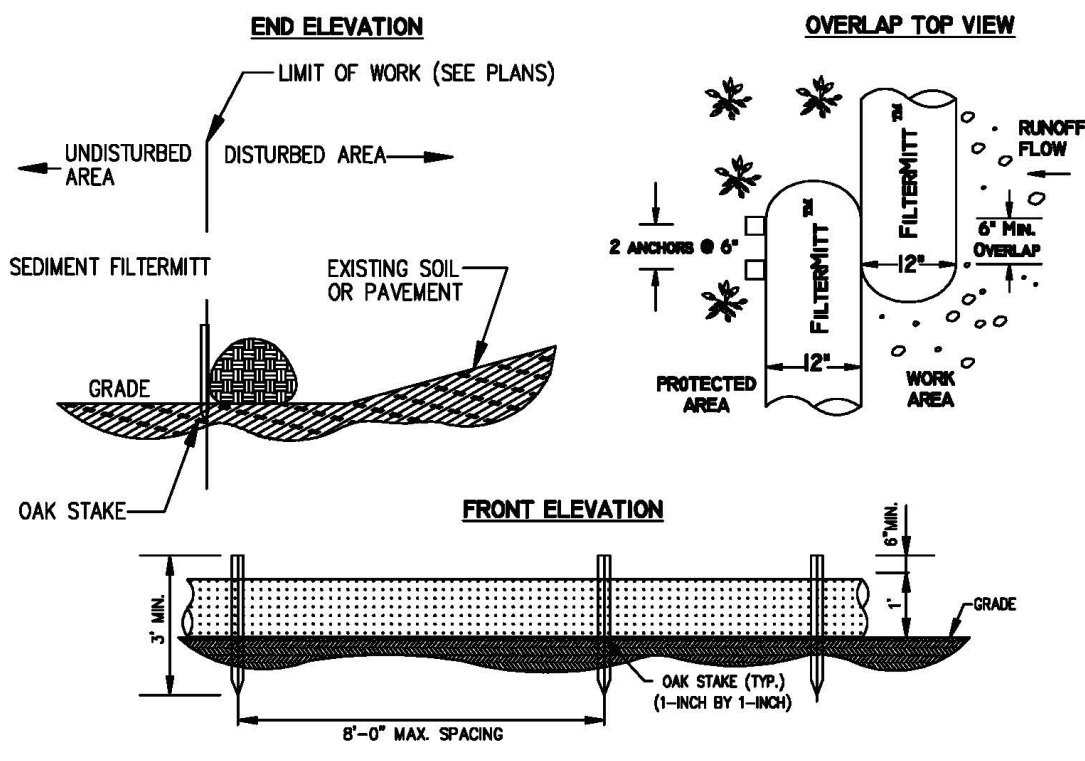


NOTES:
1. REMOVE ALL TOP, SUBSOIL AND ANY ORGANIC OR OTHERWISE UNSUITABLE MATERIAL.
2. THE BOTTOM OF THE EXCAVATION IS TO BE INSPECTED BY THE DESIGN ENGINEER PRIOR TO THE PLACEMENT OF THE STONE ENVELOPE.

INFILTRATION SYSTEM DETAIL
NOT TO SCALE



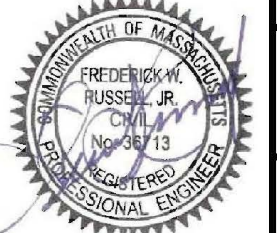
ROOF DRAIN OVERFLOW DETAIL
NOT TO SCALE
(INSTALLED AT LOWEST DOWNSPOUT)



EROSION CONTROL DETAIL
NOT TO SCALE

TEST PIT LOG	
GR. ELEV. 72.2	
BOT. ELEV. 63.4	
0	Ap-fine loamy sand 10yr 3/2
1	
2	Bw-fine loamy sand 10yr 5/6
3	
4	C-medium sand w/stones 10yr 4/4
5	
6	
7	no mottles
8	
9	
10	ESHW: NONE
WEER: NONE	
OBS. WATER: NONE	
REFUSAL: NONE	
DATE: 06/13/25	
TEST BY: F. RUSSELL	

REVISIONS:



FREDERICK W. RUSSELL, PE
154 ALDRICH ROAD
WILMINGTON, MA 01887

SITE PLAN
26 DUDLEY STREET
IN
ARLINGTON, MASSACHUSETTS

PREPARED FOR
SANTINI, INC.

SCALE: 1"=20'
DATE: OCTOBER 24, 2025

SHEET No. 1 OF 1

Stormwater Management Report

***26 Dudley Street
Arlington, MA***

October 27, 2025

Prepared for:
*Santini, Inc.
60 Dudley Street
Arlington, MA 02476*

Prepared BY:
*Frederick W. Russell, PE
154 Aldrich Road
Wilmington, MA 01887*

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1.1 Storm Water Management

The stormwater management system at the site has been designed in conformance with the MA DEP Storm Water Management Policy and the requirements of the Arlington Conservation Commission and Engineering Department

1.1.1 Standard 1

Standard 1 requires that no new untreated discharges to wetlands are created and that any new discharges would not result in erosion.

The proposed development contains no new discharge points directed toward the wetland or riverfront resource areas.

Prior to construction erosion control (filtermitt silt sock) be installed at the downstream limits of work; to ensure that no activities occur closer to the wetland than approved and scouring, erosion, and discharges of sediment to the nearby wetland resource areas do not occur.

1.1.2 Standard 2

Standard 2 requires that post development peak discharge rates do not exceed pre development discharge rates.

In order to assess the impacts of the increased impervious areas at the site and to develop effective mitigation measures, hydrologic calculations were performed for the existing and post development site conditions.

Table 1 is a Comparative Hydrologic Summary that compares the post development peak runoff flow rates and runoff volumes at the two point of analysis with the pre development site conditions. As the table indicates the post development runoff rates and volumes are at or below the predevelopment conditions in all storm events analyzed.

Existing vs. Post-Development Drainage Summary Table:

	EXISTING		POST-DEVELOPMENT	
	Rate (CFS)	Volume (CF)	Rate (CFS)	Volume (CF)
2-year storm	0.67	2,457	0.29	1,028
10-year storm	1.15	4,309	0.52	1,903
25-year storm	1.45	5,482	0.67	2,465
100-year storm	1.90	7,302	0.89	3,345

1.1.3 Standard 3

Standard 3 requires that there not be a loss of annual groundwater recharge.

One infiltration BMP is proposed at the site to provide ground water recharge. The groundwater recharge calculations are based on a static analysis which simply compares the volume of recharge required to the storage volume in each recharge structure. This method does not take into consideration that recharge will actively occur during the rainfall event.

Required recharge volume for site =
 $= (11,110 \text{ s.f} \times 0.60'') / 12 = 555.5 \text{ cubic feet.}$

Infiltration System:

Chamber Storage + Stone Storage = 1,269.3 cf

Criteria Satisfied

The regulations require that each infiltration BMP completely drains the required recharge volume within 72 hours. The subsurface infiltration system and the infiltration basin were designed using the dynamic in-situ method. in-field saturated hydraulic conductivity testing.

Infiltration System:

Bottom surface area=672 s.f.

Rawls saturated hydraulic conductivity: 8.27 inches per hour

Storage volume: 1,269.3 cf

Drawdown Time = $(1,269.3 \text{ cf}) / \{(8.27 \text{ in/hr}) \times (1/12)\} / 672 = \mathbf{2.7 \text{ hours}}$

Criteria Satisfied

1.1.4 Standard 4

Standard 4 requires the storm water management system to be designed to remove 80 percent of total suspended solids (TSS) from the storm water prior to discharge. This is achieved by implementing a series of Best Management Practices (BMPs) to treat the prescribed Water Quality Volume (WQV). TSS calculations were performed using the DEP TSS Removal Calculation Spreadsheet.

INSTRUCTIONS:

1. In BMP Column, click on Blue Cell to Activate Drop Down Menu
2. Select BMP from Drop Down Menu
3. After BMP is selected, TSS Removal and other Columns are automatically completed.

Version 1, Automated: Mar. 4, 2008

Location:

	B BMP ¹	C TSS Removal Rate ¹	D Starting TSS Load*	E Amount Removed (C*D)	F Remaining Load (D-E)
TSS Removal Calculation Worksheet	Street Sweeping - 10%	0.10	1.00	0.10	0.90
	Infiltration Basin	0.80	0.90	0.72	0.18
		0.00	0.18	0.00	0.18
		0.00	0.18	0.00	0.18
		0.00	0.18	0.00	0.18

Total TSS Removal =

Project:
 Prepared By:
 Date:

Separate Form Needs to be Completed for Each Outlet or BMP Train

*Equals remaining load from previous BMP (E) which enters the BMP

Non-automated TSS Calculation Sheet
 must be used if Proprietary BMP Proposed
 1. From MassDEP Stormwater Handbook Vol. 1

Mass. Dept. of Environmental Protection

1.1.5 Standard 5

Standard 5 regulates discharges from sites with higher potential pollutant loads. The site is proposed as a mixed-use development and is not expected to qualify as a Land Use with high Potential Pollutant Loads (LUHPPL).

1.1.6 Standard 6

Standard 6 regulates discharges to Outstanding Resource Waters (ORW). The site is not located within a Zone II for a public water supply, nor does runoff from the site discharge to an Outstanding Resource Water. Therefore, the design is in compliance with this standard.

1.1.7 Standard 7

Standard 7 requires that redevelopment project meet the Standards only to the extent practicable.

1.1.8 Standard 8

Standard 8 requires a plan to control construction related impacts. Erosion control features will be installed to control construction related impacts.

1.1.9 Standard 9

Standard 9 requires a long term operation and maintenance plan to ensure that the storm water management system performs as designed. The Stormwater operation and maintenance plan is included in the Stormwater Analysis.

1.1.10 Standard 10

Standard 10 prohibits any illicit discharges to the storm water management systems. There are no illicit discharges to the storm water management system proposed.

Appendix A

Locus Map

Appendix B

F.I.R.M

Appendix C
Storm Water Report Checklist

Appendix D

Stormwater Analysis

Appendix A

Locus Map

ArcGIS Web Map



10/27/2025, 8:53:07 PM

Building Address

141

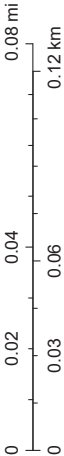
Unit Address

9

Parcels with Assessor Info

206

1:2,153



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, c) OpenStreetMap contributors, and the GIS User Community

Appendix B

F.I.R.M

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Legend

SPECIAL FLOOD HAZARD AREAS	
	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone X



Future Conditions 1% Annual
Chance Flood Hazard Zone X

 Area with Reduced Flood Risk due to Levee. See Notes. Zone X

OTHER AREAS OF FLOOD HAZARD

NO SCREEN	Area of Minimal Flood Hazard	Zone X
-----------	------------------------------	--------

Effective LOMRS

OTHER AREAS

GENERAL	----	Channel, Culvert, or Storm Sewer
STRUCTURES		Levee, Dike, or Floodwall

 20.2 Cross Sections with 1% Annual Chance
17.5 Water Surface Elevation

8 — — — Coastal Transect

Base Flood Elevation Line (BFE)
Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

OTHER	Profile Baseline	Coastal transect
-----	-----	-----

OTHER FEATURES

 Digital Data Available

QUESTION

No Digital []

MAP PANELS ☒ Unmapped

 Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/28/2025 at 12:56 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



71°09'37"W 42°25'1"N

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1

Basemap Imagery Source: USGS National Map 2023

Appendix C

Storm Water Report Checklist



Checklist for Stormwater Report

A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.¹ This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8²
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

¹ The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

² For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

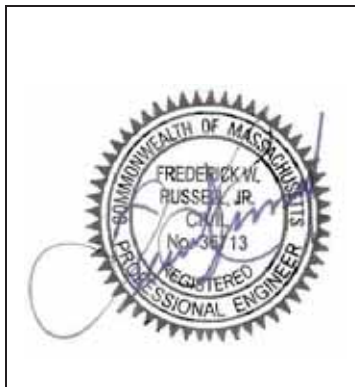
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature


Signature and Date

October 27, 2025

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

- ☐ New development
- ☒ Redevelopment
- ☐ Mix of New Development and Redevelopment



Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- ☒ No disturbance to any Wetland Resource Areas
- ☐ Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- ☐ Reduced Impervious Area (Redevelopment Only)
- ☐ Minimizing disturbance to existing trees and shrubs
- ☐ LID Site Design Credit Requested:
 - ☐ Credit 1
 - ☐ Credit 2
 - ☐ Credit 3
- ☐ Use of "country drainage" versus curb and gutter conveyance and pipe
- ☐ Bioretention Cells (includes Rain Gardens)
- ☐ Constructed Stormwater Wetlands includes Gravel Wetlands designs)
- ☐ Treebox Filter
- ☐ Water Quality Swale
- ☐ Grass Channel
- ☐ Green Roof
- ☐ Other (describe): _____

Standard 1: No New Untreated Discharges

- ☒ No new untreated discharges
- ☐ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- ☒ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

- ☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- ☐ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- ☒ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

- ☒ Soil Analysis provided.
- ☒ Required Recharge Volume calculation provided.
- ☐ Required Recharge volume reduced through use of the LID site Design Credits.
- ☒ Sizing the infiltration, BMPs is based on the following method: Check the method used.
 - ☒ Static
 - ☐ Simple Dynamic
 - ☐ Dynamic Field¹
- ☐ Runoff from all impervious areas at the site discharging to the infiltration BMP.
- ☒ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- ☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- ☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
 - ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
 - ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
 - ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
 - ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- ☒ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- ☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

¹ 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

- ☒ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- ☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
 - Provisions for storing materials and waste products inside or under cover;
 - Vehicle washing controls;
 - Requirements for routine inspections and maintenance of stormwater BMPs;
 - Spill prevention and response plans;
 - Provisions for maintenance of lawns, gardens, and other landscaped areas;
 - Requirements for storage and use of fertilizers, herbicides, and pesticides;
 - Pet waste management provisions;
 - Provisions for operation and management of septic systems;
 - Provisions for solid waste management;
 - Snow disposal and plowing plans relative to Wetland Resource Areas;
 - Winter Road Salt and/or Sand Use and Storage restrictions;
 - Street sweeping schedules;
 - Provisions for prevention of illicit discharges to the stormwater management system;
 - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
 - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
 - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- ☒ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
 - ☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
 - ☐ is within the Zone II or Interim Wellhead Protection Area
 - ☐ is near or to other critical areas
 - ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
 - ☐ involves runoff from land uses with higher potential pollutant loads.
 - ☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.
 - ☒ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

- ☒ The BMP is sized (and calculations provided) based on:
 - ☒ The ½" or 1" Water Quality Volume or
 - ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- ☐ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- ☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- ☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- ☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted **prior to** the discharge of stormwater to the post-construction stormwater BMPs.
- ☐ The NPDES Multi-Sector General Permit does **not** cover the land use.
- ☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- ☒ All exposure has been eliminated.
- ☐ All exposure has **not** been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- ☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

- ☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- ☐ Critical areas and BMPs are identified in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- ☒ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
- ☐ Limited Project
 - ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
 - ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
 - ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
 - ☐ Bike Path and/or Foot Path
 - ☒ Redevelopment Project
 - ☐ Redevelopment portion of mix of new and redevelopment.
- ☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- ☐ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
 - Construction Period Operation and Maintenance Plan;
 - Names of Persons or Entity Responsible for Plan Compliance;
 - Construction Period Pollution Prevention Measures;
 - Erosion and Sedimentation Control Plan Drawings;
 - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
 - Vegetation Planning;
 - Site Development Plan;
 - Construction Sequencing Plan;
 - Sequencing of Erosion and Sedimentation Controls;
 - Operation and Maintenance of Erosion and Sedimentation Controls;
 - Inspection Schedule;
 - Maintenance Schedule;
 - Inspection and Maintenance Log Form.
- ☒ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- ☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- ☐ The project is **not** covered by a NPDES Construction General Permit.
- ☒ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- ☐ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

- ☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - ☒ Name of the stormwater management system owners;
 - ☒ Party responsible for operation and maintenance;
 - ☒ Schedule for implementation of routine and non-routine maintenance tasks;
 - ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
 - ☐ Description and delineation of public safety features;
 - ☐ Estimated operation and maintenance budget; and
 - ☒ Operation and Maintenance Log Form.
- ☐ The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
 - ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
 - ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

- ☒ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- ☐ An Illicit Discharge Compliance Statement is attached;
- ☐ NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.

Appendix D

Stormwater Analysis

STORMWATER ANALYSIS

***26 Dudley Street
Arlington, MA***



October 27, 2025

26 Dudley Street **Drainage Summary**

The Proponent is proposing to demolish an existing detached storage building and construct an addition to the existing building at 26 Dudley Street in Arlington. Rainfall data utilized in this analysis were derived from the NOAA Atlas 14 Volume 10 precipitation frequency estimates published by the National Oceanic and Atmospheric Administration (NOAA).

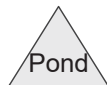
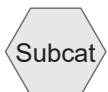
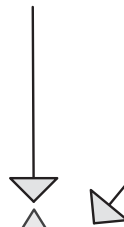
The proposed development will increase impervious cover by approximately 195± square feet relative to existing conditions. Given the project's location within the 100-foot and 200-foot Riverfront Areas, stormwater from both the existing building and the proposed addition (6,190± square feet) will be directed to a subsurface infiltration system.

The Natural Resources Conservation Service Web Soil Survey was referenced and defines soils conditions as Merrimac Series, Hydrologic Group "A" soils, and udorthents. In addition, on-site soils investigations including one deep-hole observation to establish the estimated annual high water table and soil texture determined a "medium sand" soil exists on-site in the parent material layer that the proposed infiltration system will be located within. As a result, a Rawls infiltration rate of 8.27 inches per hour was used for design of the proposed infiltration system.

In summary by utilizing the proposed subsurface infiltration system to mitigate stormwater runoff generated by the existing building and proposed addition, peak rates and volume of runoff will be significantly reduced for post development conditions.

Pre-Development vs. Post-Development Drainage Summary Table

	Pre-Development		Post-Development	
Storm Event	Rate (cfs)	Volume (cf)	Rate (cfs)	Volume (cf)
2	0.67	2,457	0.29	1,028
10	1.15	4,309	0.52	1,903
25	1.45	5,482	0.67	2,465
100	1.90	7,302	0.89	3,345



26 Dudley Street 10-24-25

Prepared by Frederick W Russell PE

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Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration hours)	B/B	Depth inches)	AMC
1	2 yr storm	Type III 24-hr		Default	24.00	1	3.28	2
2	10 yr storm	Type III 24-hr		Default	24.00	1	5.17	2
3	25 yr storm	Type III 24-hr		Default	24.00	1	6.35	2
4	100 yr storm	Type III 24-hr		Default	24.00	1	8.17	2

26 Dudley Street 10-24-25*Type III 24-hr 2 yr storm Rainfall=3.28"*

Prepared by Frederick W Russell PE

Printed 10/27/2025

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Time span=0.00-30.00 hrs, dt=0.03 hrs, 1001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment ADDITIONS:

Runoff Area=3,815 sf 100.00% Impervious Runoff Depth=3.05"
Tc=5.0 min CN=98 Runoff=0.29 cfs 969 cf

Subcatchment EX:

Runoff Area=12,150 sf 89.84% Impervious Runoff Depth=2.43"
Tc=10.0 min CN=92 Runoff=0.67 cfs 2,457 cf

Subcatchment EXIST ROOF:

Runoff Area=2,375 sf 100.00% Impervious Runoff Depth=3.05"
Tc=5.0 min CN=98 Runoff=0.18 cfs 603 cf

Subcatchment PR:

Runoff Area=5,960 sf 82.55% Impervious Runoff Depth=2.07"
Tc=10.0 min CN=88 Runoff=0.29 cfs 1,028 cf

Pond INF:

Peak Elev=66.21' Storage=270 cf Inflow=0.47 cfs 1,572 cf
Outflow=0.13 cfs 1,572 cf

Total Runoff Area = 24,300 sf Runoff Volume = 5,057 cf Average Runoff Depth = 2.50"
9.36% Pervious = 2,275 sf 90.64% Impervious = 22,025 sf

26 Dudley Street 10-24-25

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Type III 24-hr 2 yr storm Rainfall=3.28"

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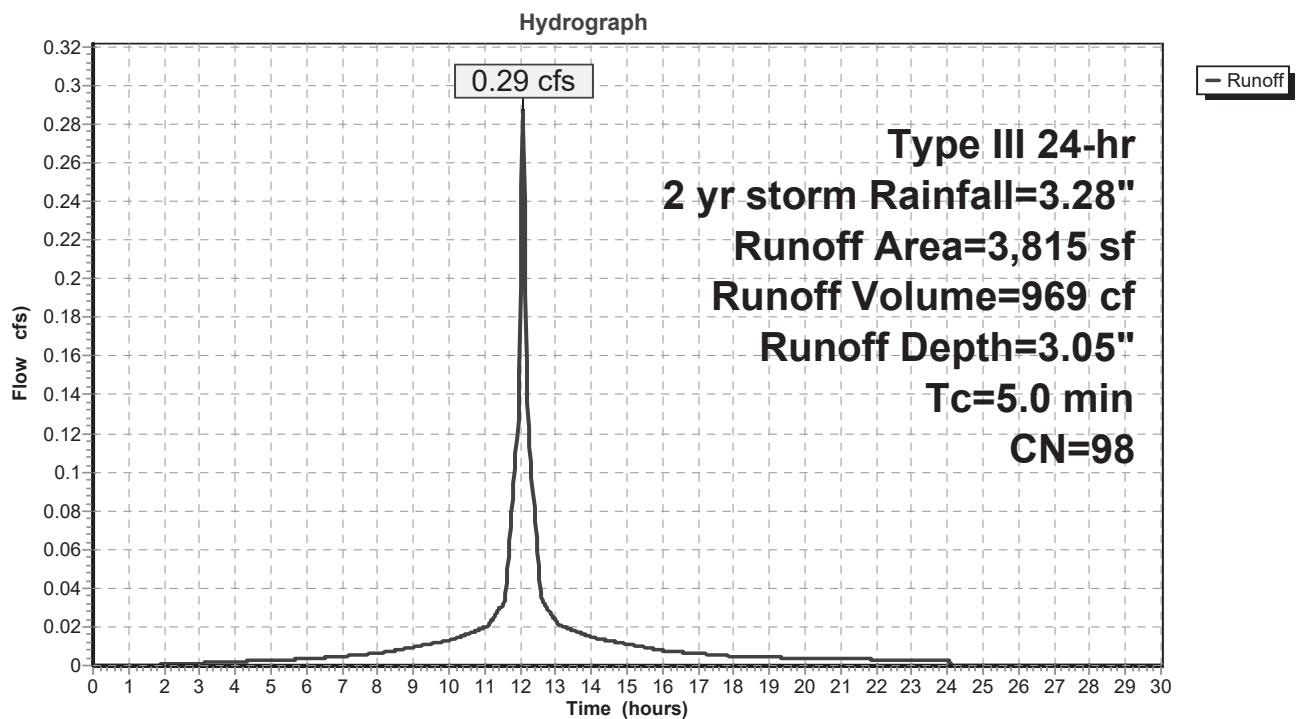
Summary for Subcatchment ADDITIONS:

Runoff 0.29 cfs @ 12.07 hrs, Volume= 969 cf, Depth= 3.05"
Routed to Pond INF :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs
Type III 24-hr 2 yr storm Rainfall=3.28"

Area (sf)	CN	Description
3,815	98	Roofs, HSG A
3,815	98	100.00% Impervious Area

Tc min)	Length feet)	Slope ft/ft)	Velocity ft/sec)	Capacity cfs)	Description
5.0					Direct Entry,

Subcatchment ADDITIONS:

26 Dudley Street 10-24-25

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Type III 24-hr 2 yr storm Rainfall=3.28"

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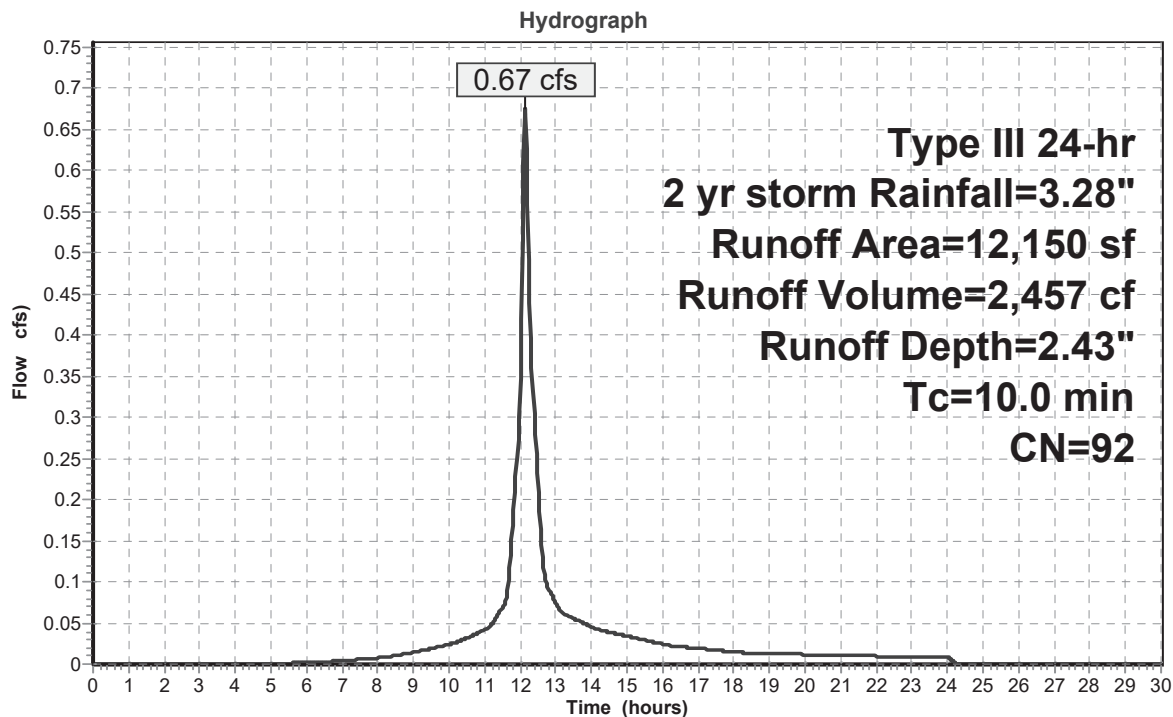
Summary for Subcatchment EX:

Runoff 0.67 cfs @ 12.14 hrs, Volume= 2,457 cf, Depth= 2.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs
Type III 24-hr 2 yr storm Rainfall=3.28"

Area (sf)	CN	Description
4,305	98	Roofs, HSG A
6,610	98	Paved parking, HSG A
1,235	39	>75% Grass cover, Good, HSG A
12,150	92	Weighted Average
1,235	39	10.16% Pervious Area
10,915	98	89.84% Impervious Area

Tc min)	Length feet)	Slope ft/ft)	Velocity ft/sec)	Capacity cfs)	Description
10.0					Direct Entry,

Subcatchment EX:

26 Dudley Street 10-24-25

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Type III 24-hr 2 yr storm Rainfall=3.28"

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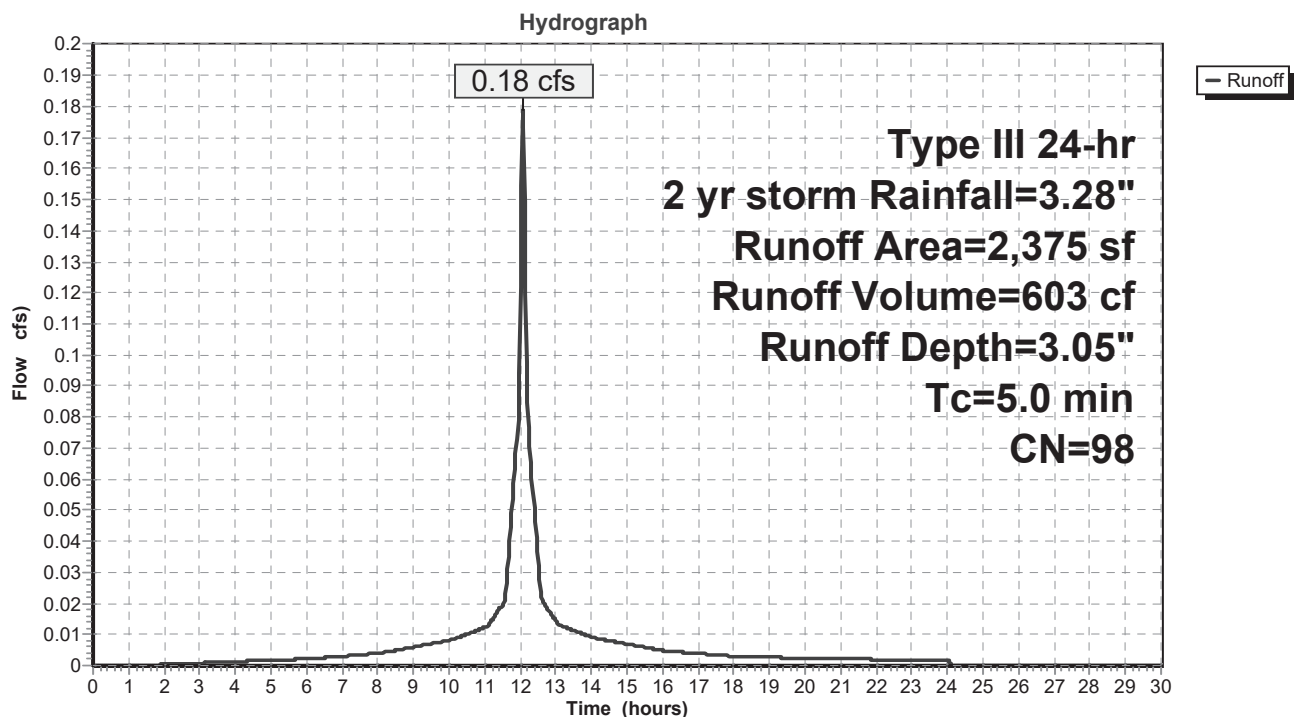
Summary for Subcatchment EXIST ROOF:

Runoff 0.18 cfs @ 12.07 hrs, Volume= 603 cf, Depth= 3.05"
Routed to Pond INF :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs
Type III 24-hr 2 yr storm Rainfall=3.28"

Area (sf)	CN	Description
2,375	98	Roofs, HSG A
2,375	98	100.00% Impervious Area

Tc min)	Length feet)	Slope ft/ft)	Velocity ft/sec)	Capacity cfs)	Description
5.0					Direct Entry,

Subcatchment EXIST ROOF:

26 Dudley Street 10-24-25

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Type III 24-hr 2 yr storm Rainfall=3.28"

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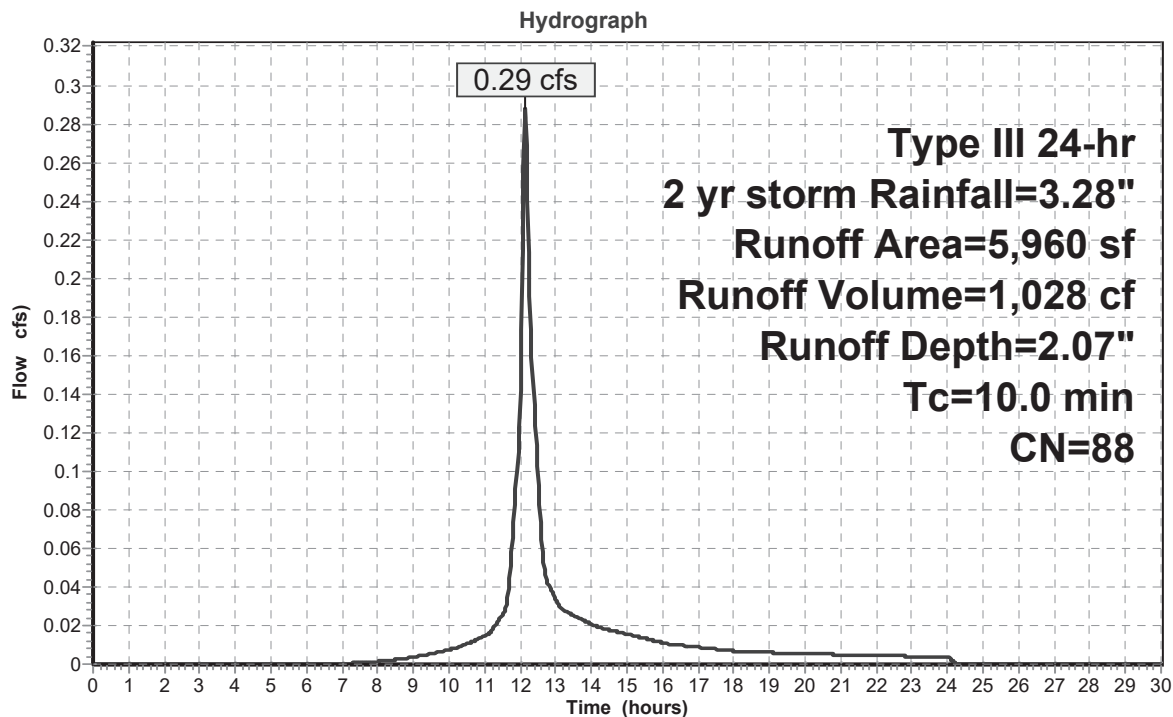
Summary for Subcatchment PR:

Runoff 0.29 cfs @ 12.14 hrs, Volume= 1,028 cf, Depth= 2.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs
Type III 24-hr 2 yr storm Rainfall=3.28"

Area (sf)	CN	Description
35	98	Roofs, HSG A
4,860	98	Paved parking, HSG A
25	98	Unconnected walk, HSG A
1,040	39	>75% Grass cover, Good, HSG A
5,960	88	Weighted Average
1,040	39	17.45% Pervious Area
4,920	98	82.55% Impervious Area
25		0.51% Unconnected

Tc min)	Length feet)	Slope ft/ft)	Velocity ft/sec)	Capacity cfs)	Description
10.0					Direct Entry,

Subcatchment PR:

26 Dudley Street 10-24-25

Type III 24-hr 2 yr storm Rainfall=3.28"

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Summary for Pond INF:

Inflow Area = 6,190 sf, 100.00% Impervious, Inflow Depth = 3.05" for 2 yr storm event
 Inflow 0.47 cfs @ 12.07 hrs, Volume= 1,572 cf
 Outflow 0.13 cfs @ 11.79 hrs, Volume= 1,572 cf, Atten= 73%, Lag= 0.0 min
 Discarded 0.13 cfs @ 11.79 hrs, Volume= 1,572 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs
 Peak Elev= 66.21' @ 12.40 hrs Surf.Area= 660 sf Storage= 270 cf

Plug-Flow detention time= 9.8 min calculated for 1,570 cf (100% of inflow)
 Center-of-Mass det. time= 9.8 min (764.7 - 755.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	65.40'	560 cf	15.75'W x 41.88'L x 3.50'H Field A 2,309 cf Overall - 710 cf Embedded = 1,599 cf x 35.0% Voids
#2A	65.90'	710 cf	ADS_StormTech DC-780 b +Cap x 15 Inside #1 Effective Size= 45.4"W x 30.0"H => 6.49 sf x 7.12'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 15 Chambers in 3 Rows Cap Storage= 2.7 cf x 2 x 3 rows = 15.9 cf
		1,269 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	65.40'	8.270 in/hr Exfiltration over Horizontal area

Discarded OutFlow Max=0.13 cfs @ 11.79 hrs HW=65.44' (Free Discharge)
 ↑**1=Exfiltration** (Exfiltration Controls 0.13 cfs)

Pond INF: - Chamber Wizard Field A

Chamber Model = ADS_StormTechDC-780 b +Cap ADS StormTech®DC-780 with cap storage)

Effective Size= 45.4"W x 30.0"H => 6.49 sf x 7.12'L = 46.2 cf

Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

Cap Storage= 2.7 cf x 2 x 3 rows 15.9 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

5 Chambers/Row x 7.12' Long +0.81' Cap Length x 2 = 37.22' Row Length +28.0" End Stone x 2 = 41.88' Base Length

3 Rows x 51.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 15.75' Base Width

6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

15 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 3 Rows = 709.5 cf Chamber Storage

2,308.8 cf Field - 709.5 cf Chambers = 1,599.3 cf Stone x 35.0% Voids 559.8 cf Stone Storage

Chamber Storage + Stone Storage = 1,269.3 cf 0.029 af

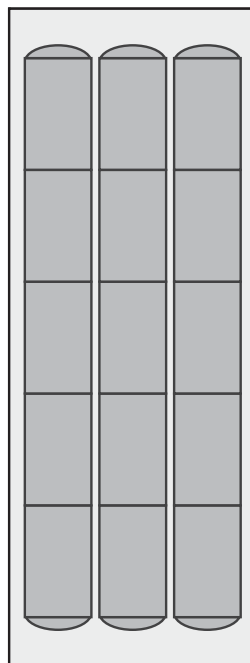
Overall Storage Efficiency = 55.0%

Overall System Size = 41.88' x 15.75' x 3.50'

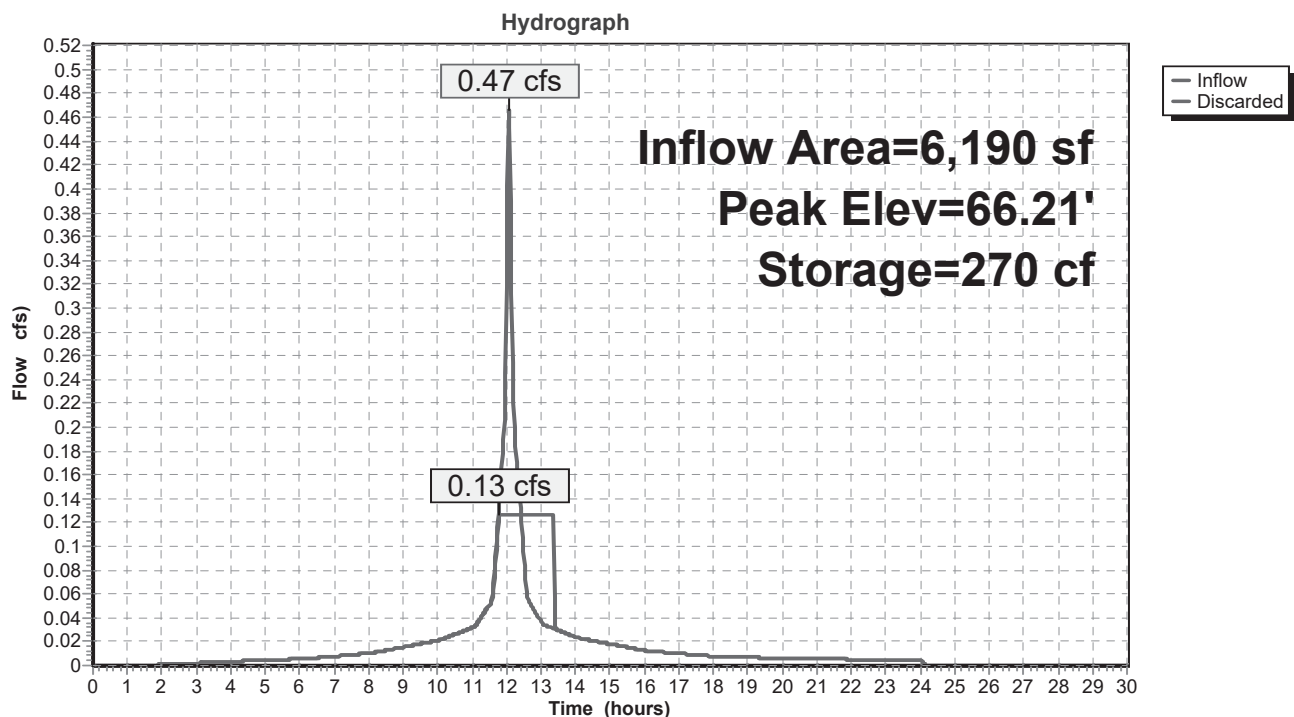
15 Chambers

85.5 cy Field

59.2 cy Stone



Pond INF:



26 Dudley Street 10-24-25*Type III 24-hr 10 yr storm Rainfall=5.17"*

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Time span=0.00-30.00 hrs, dt=0.03 hrs, 1001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment ADDITIONS:

Runoff Area=3,815 sf 100.00% Impervious Runoff Depth=4.93"
Tc=5.0 min CN=98 Runoff=0.46 cfs 1,568 cf

Subcatchment EX:

Runoff Area=12,150 sf 89.84% Impervious Runoff Depth=4.26"
Tc=10.0 min CN=92 Runoff=1.15 cfs 4,309 cf

Subcatchment EXIST ROOF:

Runoff Area=2,375 sf 100.00% Impervious Runoff Depth=4.93"
Tc=5.0 min CN=98 Runoff=0.28 cfs 976 cf

Subcatchment PR:

Runoff Area=5,960 sf 82.55% Impervious Runoff Depth=3.83"
Tc=10.0 min CN=88 Runoff=0.52 cfs 1,903 cf

Pond INF:

Peak Elev=66.97' Storage=629 cf Inflow=0.74 cfs 2,545 cf
Outflow=0.13 cfs 2,545 cf

Total Runoff Area = 24,300 sf Runoff Volume = 8,756 cf Average Runoff Depth = 4.32"
9.36% Pervious = 2,275 sf 90.64% Impervious = 22,025 sf

26 Dudley Street 10-24-25

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Type III 24-hr 10 yr storm Rainfall=5.17"

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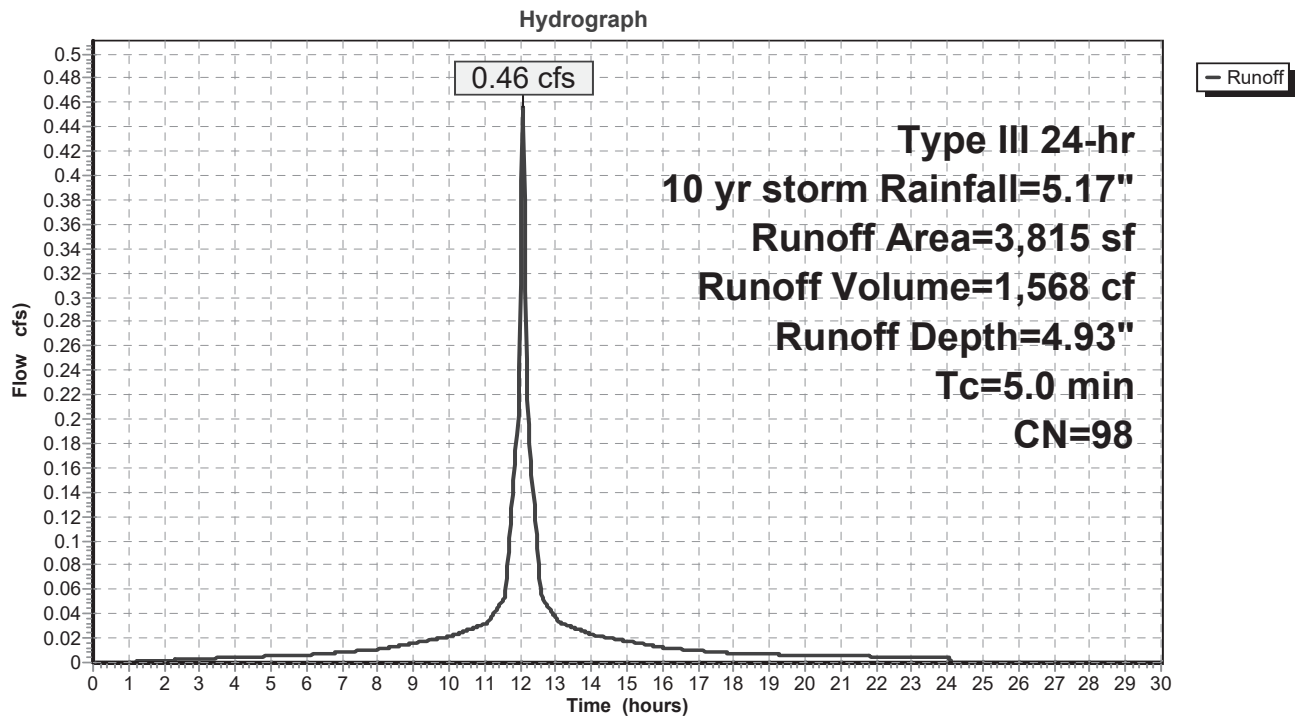
Summary for Subcatchment ADDITIONS:

Runoff 0.46 cfs @ 12.07 hrs, Volume= 1,568 cf, Depth= 4.93"
Routed to Pond INF :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs
Type III 24-hr 10 yr storm Rainfall=5.17"

Area (sf)	CN	Description
3,815	98	Roofs, HSG A
3,815	98	100.00% Impervious Area

Tc min)	Length feet)	Slope ft/ft)	Velocity ft/sec)	Capacity cfs)	Description
5.0					Direct Entry,

Subcatchment ADDITIONS:

26 Dudley Street 10-24-25

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Type III 24-hr 10 yr storm Rainfall=5.17"

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Summary for Subcatchment EX:

Runoff 1.15 cfs @ 12.13 hrs, Volume= 4,309 cf, Depth= 4.26"

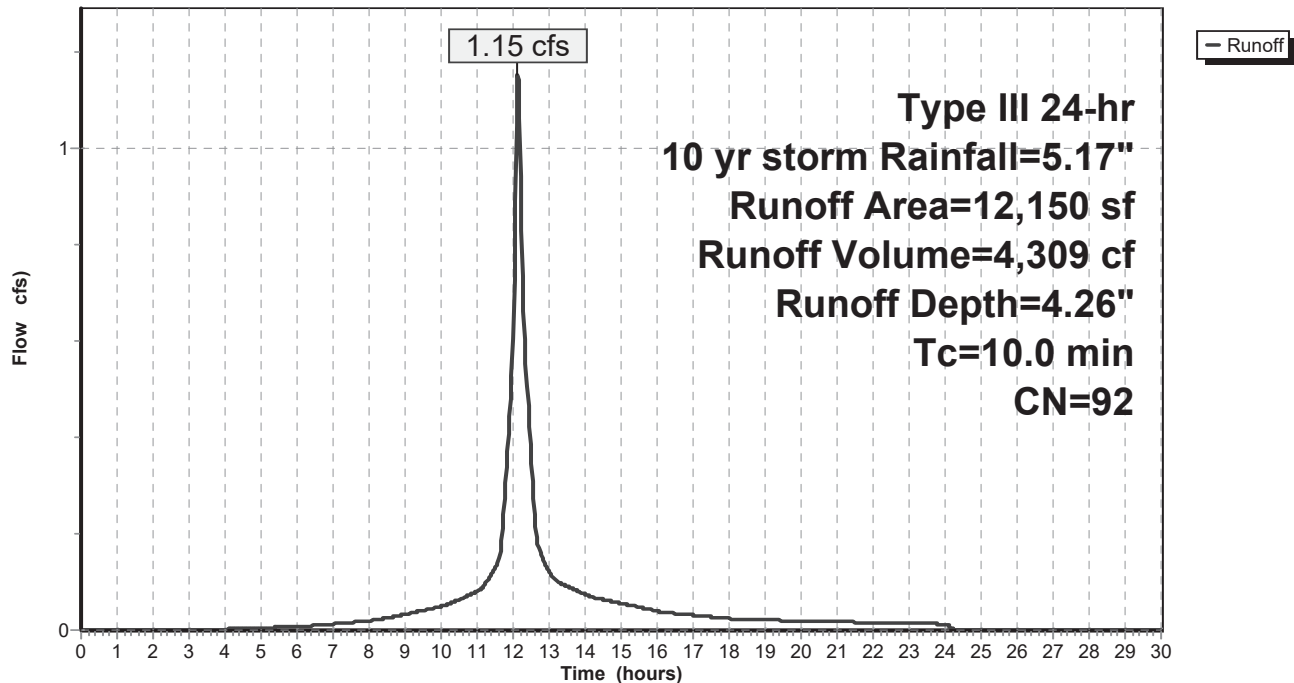
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs
Type III 24-hr 10 yr storm Rainfall=5.17"

Area (sf)	CN	Description
4,305	98	Roofs, HSG A
6,610	98	Paved parking, HSG A
1,235	39	>75% Grass cover, Good, HSG A
12,150	92	Weighted Average
1,235	39	10.16% Pervious Area
10,915	98	89.84% Impervious Area

Tc min)	Length feet)	Slope ft/ft)	Velocity ft/sec)	Capacity cfs)	Description
10.0					Direct Entry,

Subcatchment EX:

Hydrograph



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Type III 24-hr 10 yr storm Rainfall=5.17"

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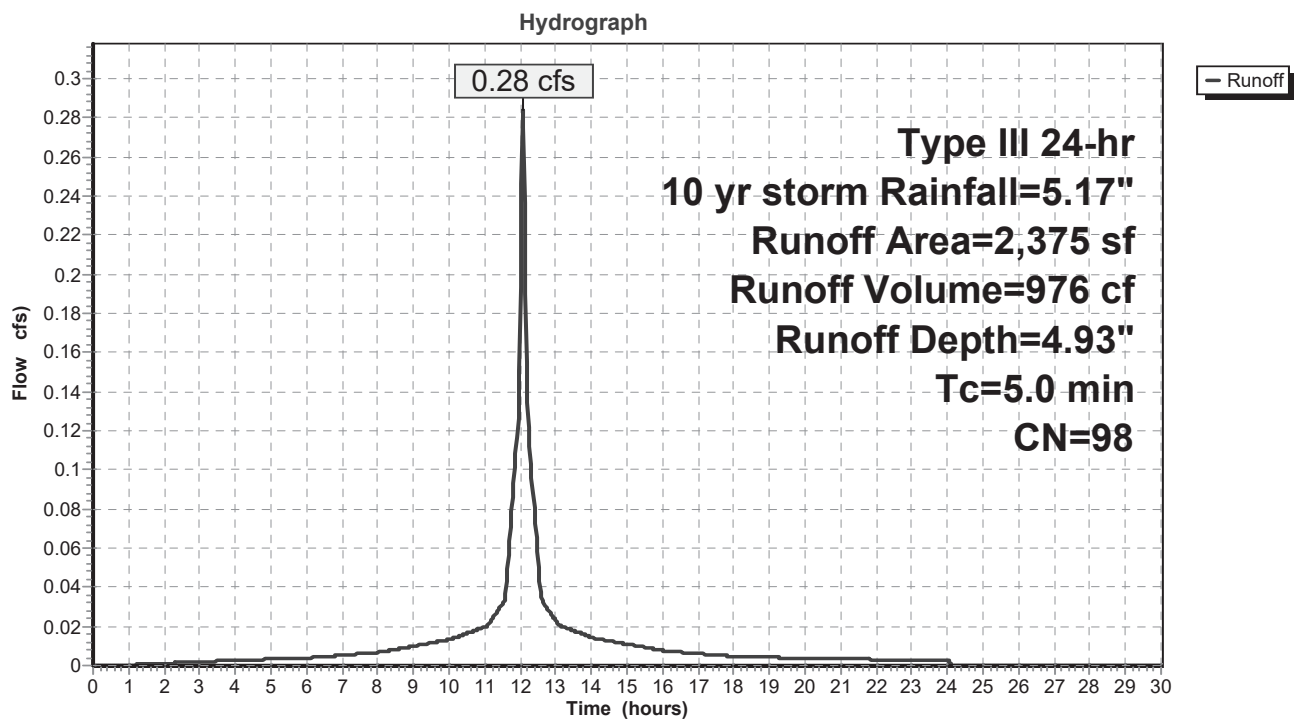
Summary for Subcatchment EXIST ROOF:

Runoff 0.28 cfs @ 12.07 hrs, Volume= 976 cf, Depth= 4.93"
Routed to Pond INF :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs
Type III 24-hr 10 yr storm Rainfall=5.17"

Area (sf)	CN	Description
2,375	98	Roofs, HSG A
2,375	98	100.00% Impervious Area

Tc min)	Length feet)	Slope ft/ft)	Velocity ft/sec)	Capacity cfs)	Description
5.0					Direct Entry,

Subcatchment EXIST ROOF:

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Type III 24-hr 10 yr storm Rainfall=5.17"

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Summary for Subcatchment PR:

Runoff 0.52 cfs @ 12.14 hrs, Volume= 1,903 cf, Depth= 3.83"

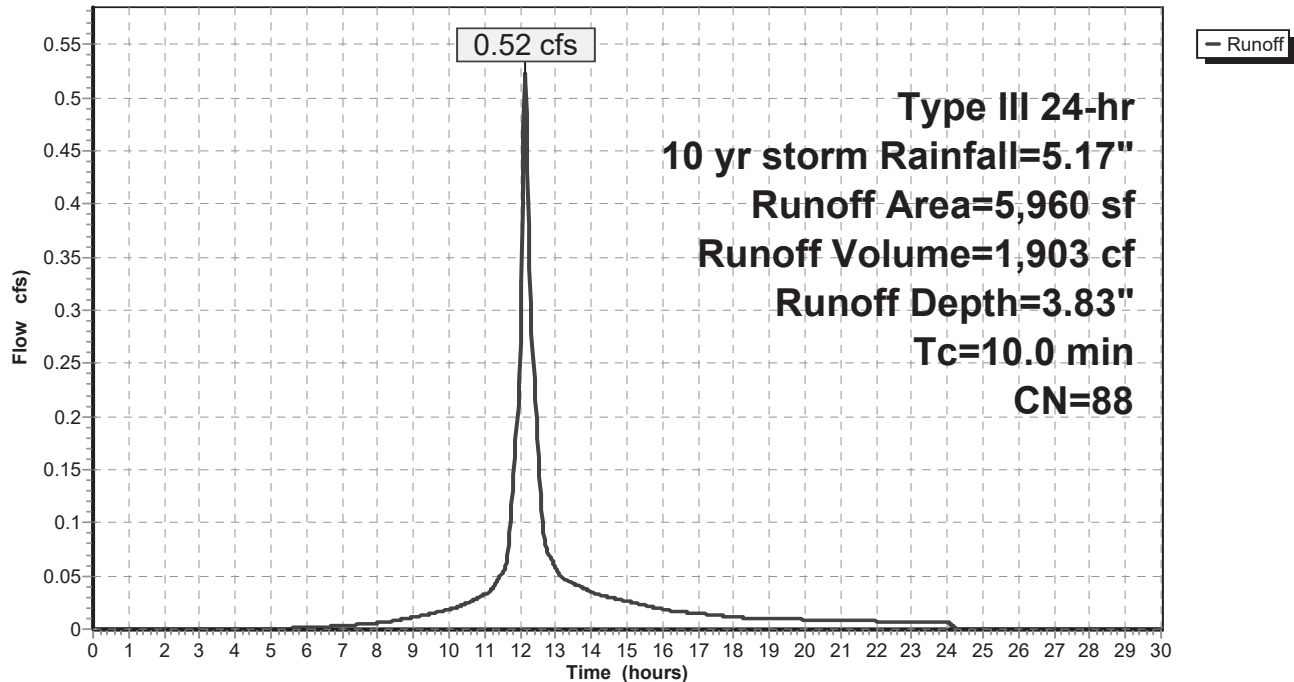
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs
Type III 24-hr 10 yr storm Rainfall=5.17"

Area (sf)	CN	Description
35	98	Roofs, HSG A
4,860	98	Paved parking, HSG A
25	98	Unconnected walk, HSG A
1,040	39	>75% Grass cover, Good, HSG A
5,960	88	Weighted Average
1,040	39	17.45% Pervious Area
4,920	98	82.55% Impervious Area
25		0.51% Unconnected

Tc min)	Length feet)	Slope ft/ft)	Velocity ft/sec)	Capacity cfs)	Description
10.0					Direct Entry,

Subcatchment PR:

Hydrograph



26 Dudley Street 10-24-25

Type III 24-hr 10 yr storm Rainfall=5.17"

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Summary for Pond INF:

Inflow Area = 6,190 sf, 100.00% Impervious, Inflow Depth = 4.93" for 10 yr storm event
 Inflow 0.74 cfs @ 12.07 hrs, Volume= 2,545 cf
 Outflow 0.13 cfs @ 11.67 hrs, Volume= 2,545 cf, Atten= 83%, Lag= 0.0 min
 Discarded 0.13 cfs @ 11.67 hrs, Volume= 2,545 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs
 Peak Elev= 66.97' @ 12.52 hrs Surf.Area= 660 sf Storage= 629 cf

Plug-Flow detention time= 25.9 min calculated for 2,542 cf (100% of inflow)
 Center-of-Mass det. time= 25.9 min (772.4 - 746.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	65.40'	560 cf	15.75'W x 41.88'L x 3.50'H Field A 2,309 cf Overall - 710 cf Embedded = 1,599 cf x 35.0% Voids
#2A	65.90'	710 cf	ADS_StormTech DC-780 b +Cap x 15 Inside #1 Effective Size= 45.4"W x 30.0"H => 6.49 sf x 7.12'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 15 Chambers in 3 Rows Cap Storage= 2.7 cf x 2 x 3 rows = 15.9 cf
		1,269 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	65.40'	8.270 in/hr Exfiltration over Horizontal area

Discarded OutFlow Max=0.13 cfs @ 11.67 hrs HW=65.44' (Free Discharge)
 ↑ **1=Exfiltration** (Exfiltration Controls 0.13 cfs)

Pond INF: - Chamber Wizard Field A

Chamber Model = ADS_StormTechDC-780 b +Cap ADS StormTech®DC-780 with cap storage)

Effective Size= 45.4"W x 30.0"H => 6.49 sf x 7.12'L = 46.2 cf

Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

Cap Storage= 2.7 cf x 2 x 3 rows 15.9 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

5 Chambers/Row x 7.12' Long +0.81' Cap Length x 2 = 37.22' Row Length +28.0" End Stone x 2 = 41.88' Base Length

3 Rows x 51.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 15.75' Base Width

6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

15 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 3 Rows = 709.5 cf Chamber Storage

2,308.8 cf Field - 709.5 cf Chambers = 1,599.3 cf Stone x 35.0% Voids 559.8 cf Stone Storage

Chamber Storage + Stone Storage = 1,269.3 cf 0.029 af

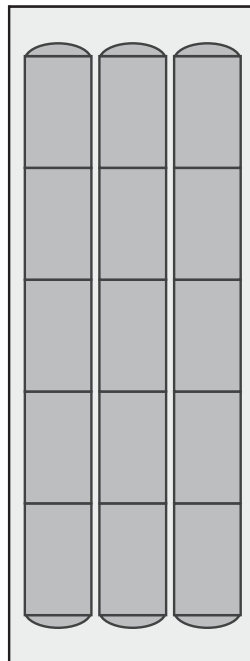
Overall Storage Efficiency = 55.0%

Overall System Size = 41.88' x 15.75' x 3.50'

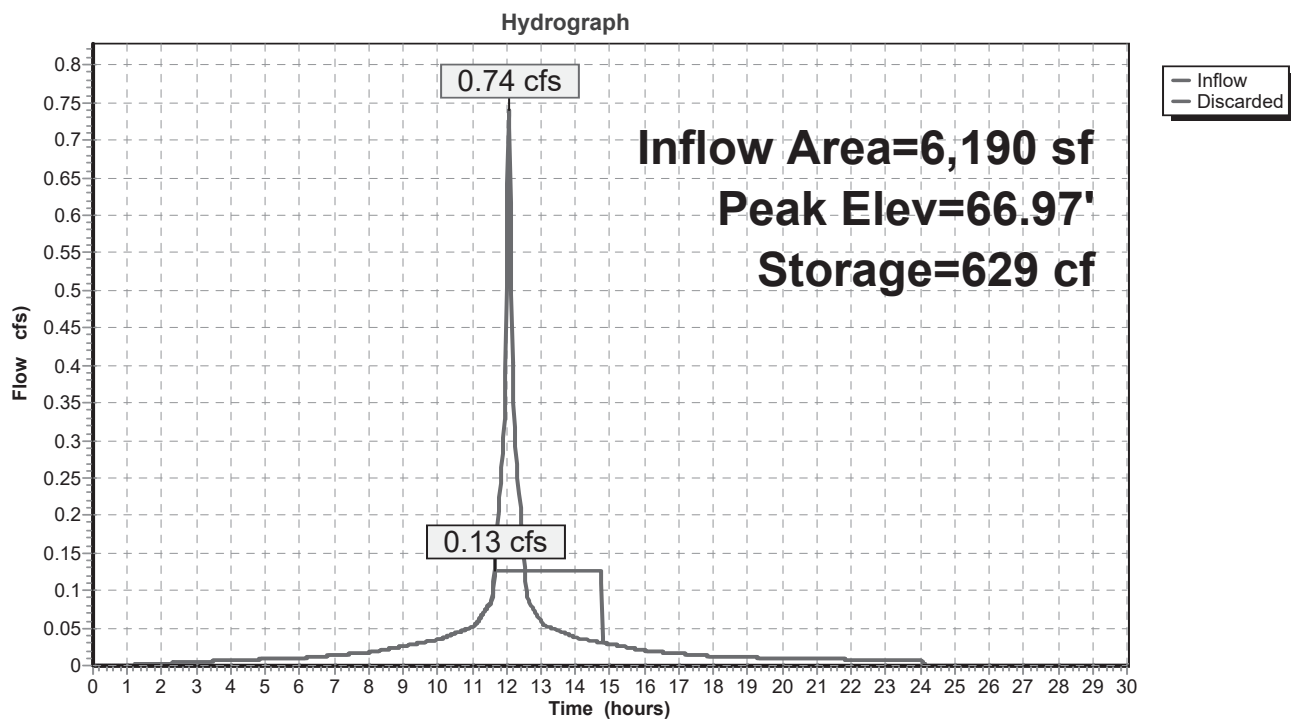
15 Chambers

85.5 cy Field

59.2 cy Stone



Pond INF:



26 Dudley Street 10-24-25*Type III 24-hr 25 yr storm Rainfall=6.35"*

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Time span=0.00-30.00 hrs, dt=0.03 hrs, 1001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment ADDITIONS:

Runoff Area=3,815 sf 100.00% Impervious Runoff Depth=6.11"
Tc=5.0 min CN=98 Runoff=0.56 cfs 1,943 cf

Subcatchment EX:

Runoff Area=12,150 sf 89.84% Impervious Runoff Depth=5.41"
Tc=10.0 min CN=92 Runoff=1.45 cfs 5,482 cf

Subcatchment EXIST ROOF:

Runoff Area=2,375 sf 100.00% Impervious Runoff Depth=6.11"
Tc=5.0 min CN=98 Runoff=0.35 cfs 1,210 cf

Subcatchment PR:

Runoff Area=5,960 sf 82.55% Impervious Runoff Depth=4.96"
Tc=10.0 min CN=88 Runoff=0.67 cfs 2,465 cf

Pond INF:

Peak Elev=67.53' Storage=869 cf Inflow=0.91 cfs 3,153 cf
Outflow=0.13 cfs 3,153 cf

Total Runoff Area = 24,300 sf Runoff Volume = 11,099 cf Average Runoff Depth = 5.48"
9.36% Pervious = 2,275 sf 90.64% Impervious = 22,025 sf

26 Dudley Street 10-24-25

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Type III 24-hr 25 yr storm Rainfall=6.35"

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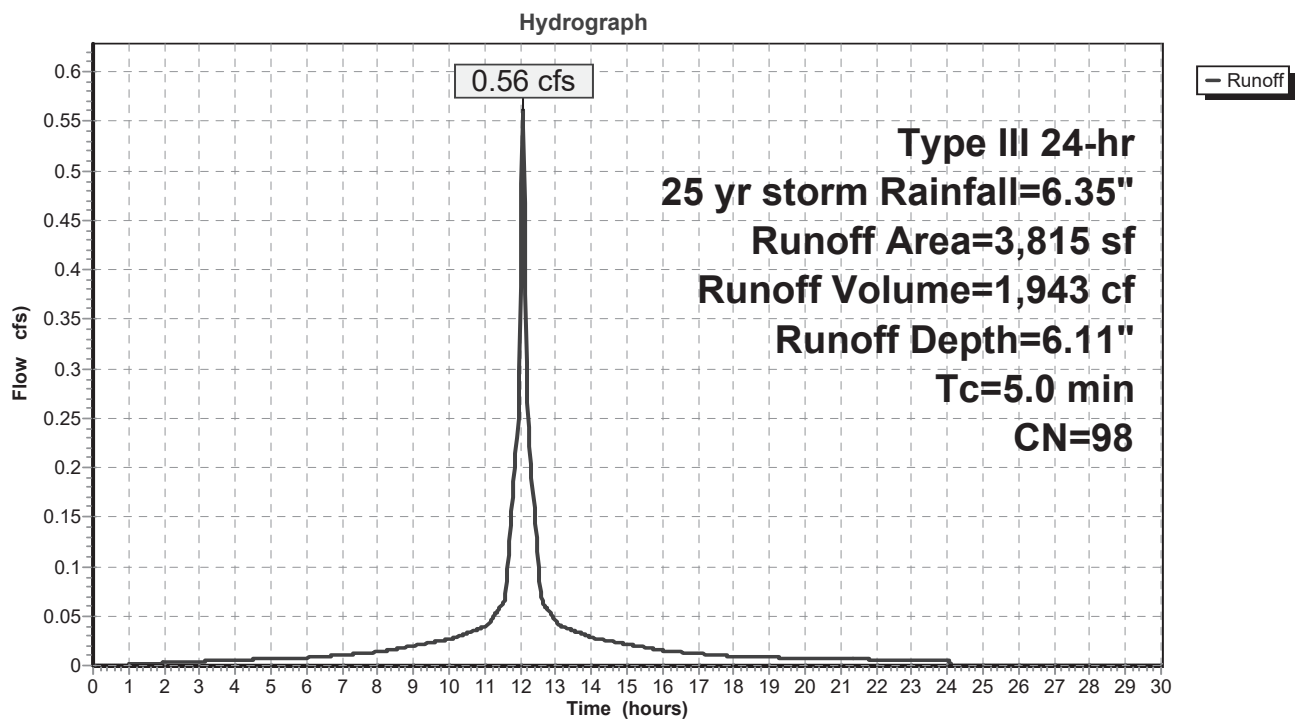
Summary for Subcatchment ADDITIONS:

Runoff 0.56 cfs @ 12.07 hrs, Volume= 1,943 cf, Depth= 6.11"
Routed to Pond INF :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs
Type III 24-hr 25 yr storm Rainfall=6.35"

Area (sf)	CN	Description
3,815	98	Roofs, HSG A
3,815	98	100.00% Impervious Area

Tc min)	Length feet)	Slope ft/ft)	Velocity ft/sec)	Capacity cfs)	Description
5.0					Direct Entry,

Subcatchment ADDITIONS:

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Type III 24-hr 25 yr storm Rainfall=6.35"

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Summary for Subcatchment EX:

Runoff 1.45 cfs @ 12.13 hrs, Volume= 5,482 cf, Depth= 5.41"

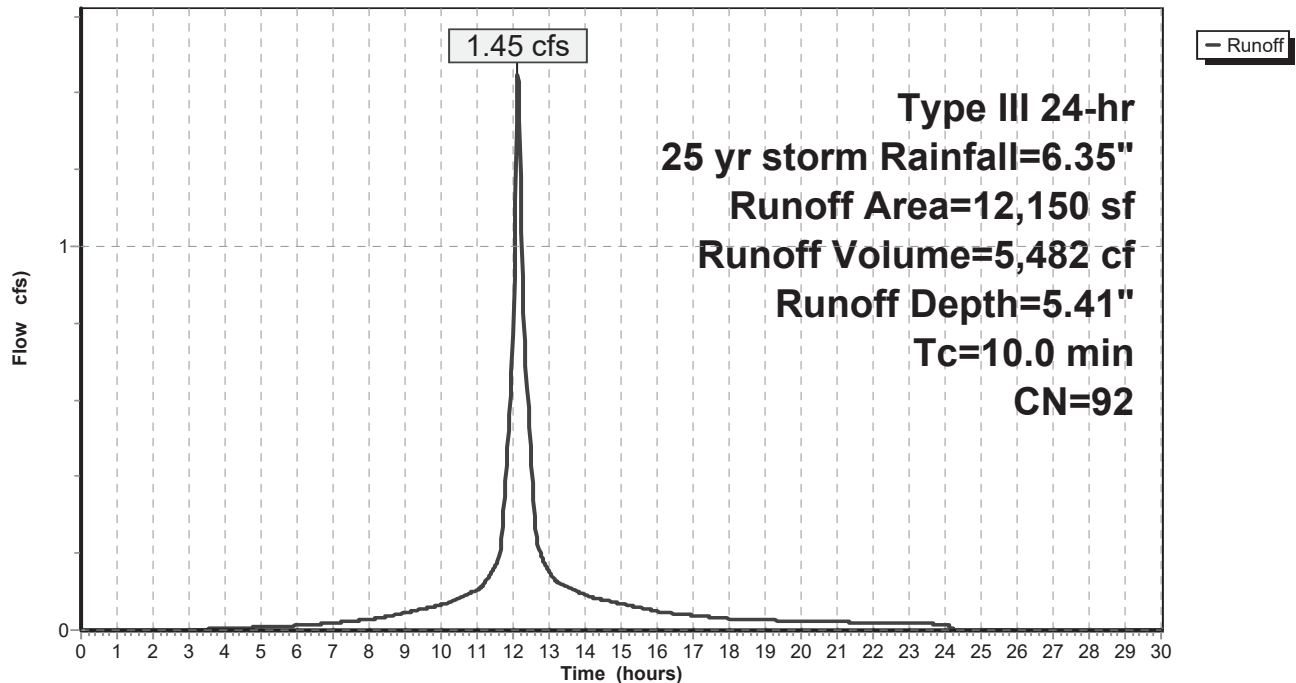
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs
Type III 24-hr 25 yr storm Rainfall=6.35"

Area (sf)	CN	Description
4,305	98	Roofs, HSG A
6,610	98	Paved parking, HSG A
1,235	39	>75% Grass cover, Good, HSG A
12,150	92	Weighted Average
1,235	39	10.16% Pervious Area
10,915	98	89.84% Impervious Area

Tc min)	Length feet)	Slope ft/ft)	Velocity ft/sec)	Capacity cfs)	Description
10.0					Direct Entry,

Subcatchment EX:

Hydrograph



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Type III 24-hr 25 yr storm Rainfall=6.35"

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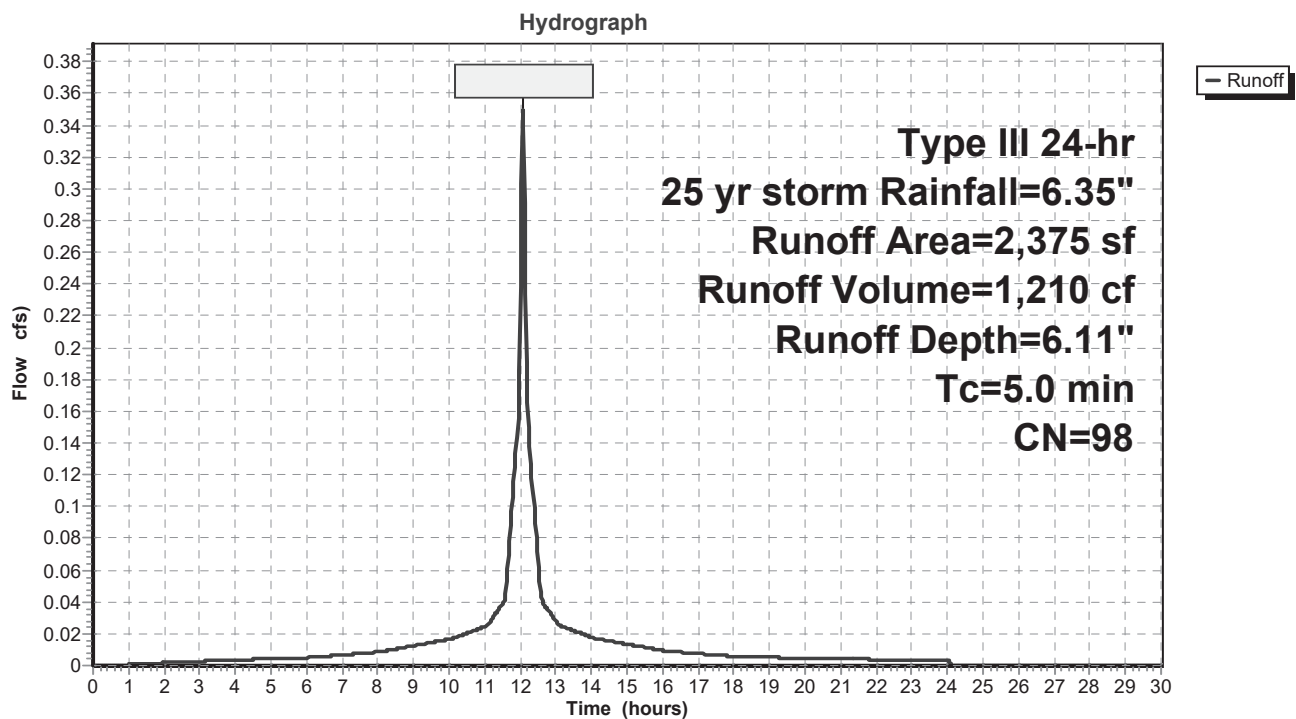
Summary for Subcatchment EXIST ROOF:

Runoff 0.35 cfs @ 12.07 hrs, Volume= 1,210 cf, Depth= 6.11"
Routed to Pond INF :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs
Type III 24-hr 25 yr storm Rainfall=6.35"

Area (sf)	CN	Description
2,375	98	Roofs, HSG A
2,375	98	100.00% Impervious Area

Tc min)	Length feet)	Slope ft/ft)	Velocity ft/sec)	Capacity cfs)	Description
5.0					Direct Entry,

Subcatchment EXIST ROOF:

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Type III 24-hr 25 yr storm Rainfall=6.35"

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Summary for Subcatchment PR:

Runoff 0.67 cfs @ 12.14 hrs, Volume= 2,465 cf, Depth= 4.96"

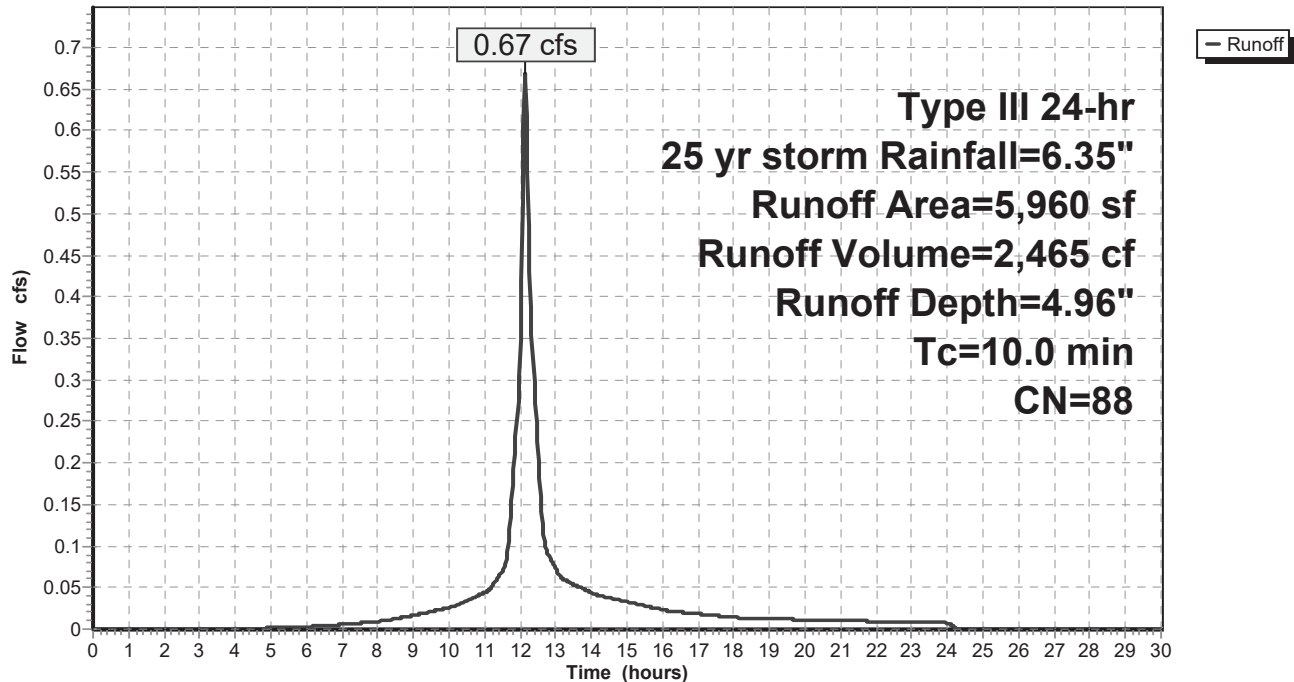
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs
Type III 24-hr 25 yr storm Rainfall=6.35"

Area (sf)	CN	Description
35	98	Roofs, HSG A
4,860	98	Paved parking, HSG A
25	98	Unconnected walk, HSG A
1,040	39	>75% Grass cover, Good, HSG A
5,960	88	Weighted Average
1,040	39	17.45% Pervious Area
4,920	98	82.55% Impervious Area
25		0.51% Unconnected

Tc min)	Length feet)	Slope ft/ft)	Velocity ft/sec)	Capacity cfs)	Description
10.0					Direct Entry,

Subcatchment PR:

Hydrograph



26 Dudley Street 10-24-25

Type III 24-hr 25 yr storm Rainfall=6.35"

Prepared by Frederick W Russell PE

Printed 10/27/2025

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Summary for Pond INF:

Inflow Area = 6,190 sf, 100.00% Impervious, Inflow Depth = 6.11" for 25 yr storm event
 Inflow 0.91 cfs @ 12.07 hrs, Volume= 3,153 cf
 Outflow 0.13 cfs @ 11.61 hrs, Volume= 3,153 cf, Atten= 86%, Lag= 0.0 min
 Discarded 0.13 cfs @ 11.61 hrs, Volume= 3,153 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs
 Peak Elev= 67.53' @ 12.56 hrs Surf.Area= 660 sf Storage= 869 cf

Plug-Flow detention time= 38.6 min calculated for 3,149 cf (100% of inflow)
 Center-of-Mass det. time= 38.6 min (782.0 - 743.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	65.40'	560 cf	15.75'W x 41.88'L x 3.50'H Field A 2,309 cf Overall - 710 cf Embedded = 1,599 cf x 35.0% Voids
#2A	65.90'	710 cf	ADS_StormTech DC-780 b +Cap x 15 Inside #1 Effective Size= 45.4"W x 30.0"H => 6.49 sf x 7.12'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 15 Chambers in 3 Rows Cap Storage= 2.7 cf x 2 x 3 rows = 15.9 cf
		1,269 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	65.40'	8.270 in/hr Exfiltration over Horizontal area

Discarded OutFlow Max=0.13 cfs @ 11.61 hrs HW=65.44' (Free Discharge)
 ↑**1=Exfiltration** (Exfiltration Controls 0.13 cfs)

Pond INF: - Chamber Wizard Field A

Chamber Model = ADS_StormTechDC-780 b +Cap ADS StormTech®DC-780 with cap storage)

Effective Size= 45.4"W x 30.0"H => 6.49 sf x 7.12'L = 46.2 cf

Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

Cap Storage= 2.7 cf x 2 x 3 rows 15.9 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

5 Chambers/Row x 7.12' Long +0.81' Cap Length x 2 = 37.22' Row Length +28.0" End Stone x 2 = 41.88' Base Length

3 Rows x 51.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 15.75' Base Width

6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

15 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 3 Rows = 709.5 cf Chamber Storage

2,308.8 cf Field - 709.5 cf Chambers = 1,599.3 cf Stone x 35.0% Voids 559.8 cf Stone Storage

Chamber Storage + Stone Storage = 1,269.3 cf 0.029 af

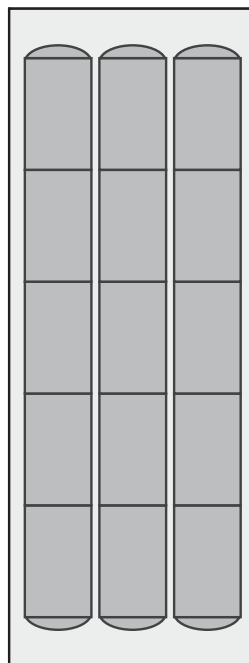
Overall Storage Efficiency = 55.0%

Overall System Size = 41.88' x 15.75' x 3.50'

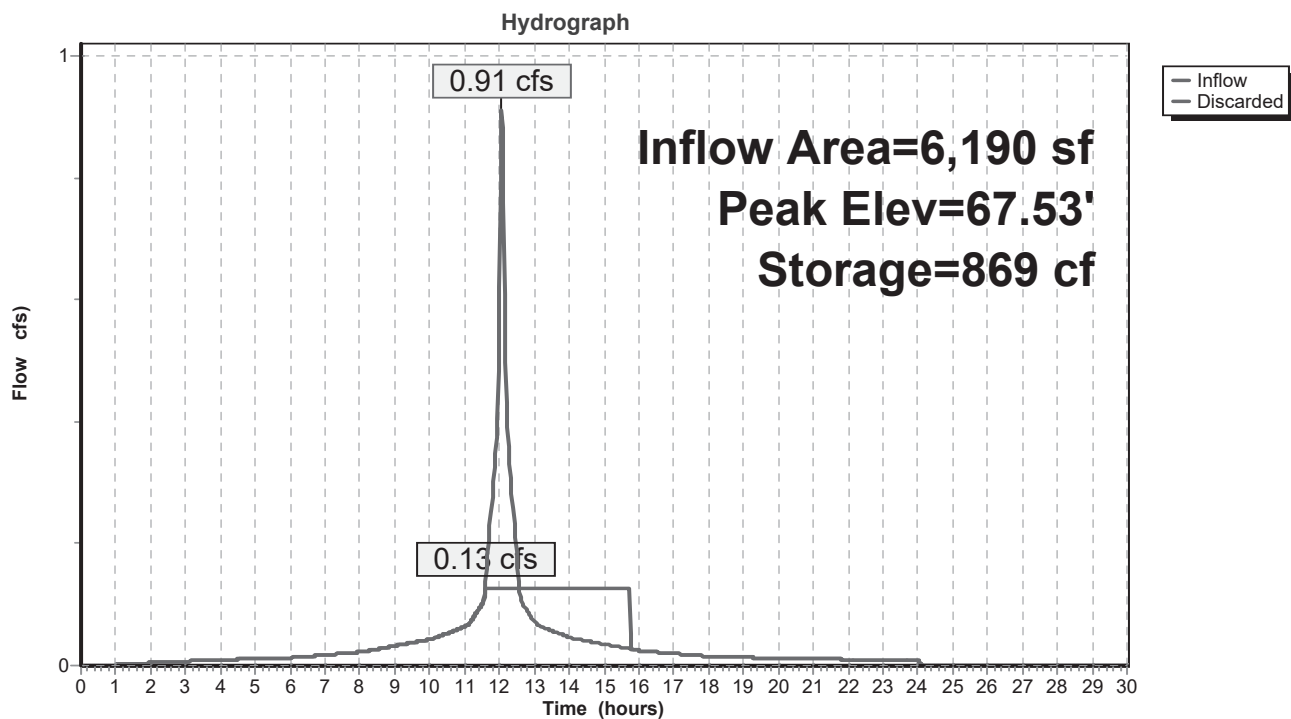
15 Chambers

85.5 cy Field

59.2 cy Stone



Pond INF:



26 Dudley Street 10-24-25

Type III 24-hr 100 yr storm Rainfall=8.17"

Prepared by Frederick W Russell PE

Printed 10/27/2025

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Time span=0.00-30.00 hrs, dt=0.03 hrs, 1001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment ADDITIONS:

Runoff Area=3,815 sf 100.00% Impervious Runoff Depth=7.93"
Tc=5.0 min CN=98 Runoff=0.72 cfs 2,521 cf

Subcatchment EX:

Runoff Area=12,150 sf 89.84% Impervious Runoff Depth=7.21"
Tc=10.0 min CN=92 Runoff=1.90 cfs 7,302 cf

Subcatchment EXIST ROOF:

Runoff Area=2,375 sf 100.00% Impervious Runoff Depth=7.93"
Tc=5.0 min CN=98 Runoff=0.45 cfs 1,569 cf

Subcatchment PR:

Runoff Area=5,960 sf 82.55% Impervious Runoff Depth=6.73"
Tc=10.0 min CN=88 Runoff=0.89 cfs 3,345 cf

Pond INF:

Peak Elev=68.84' Storage=1,256 cf Inflow=1.17 cfs 4,091 cf
Outflow=0.13 cfs 4,091 cf

Total Runoff Area = 24,300 sf Runoff Volume = 14,737 cf Average Runoff Depth = 7.28"
9.36% Pervious = 2,275 sf 90.64% Impervious = 22,025 sf

26 Dudley Street 10-24-25

Prepared by Frederick W Russell PE

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Type III 24-hr 100 yr storm Rainfall=8.17"

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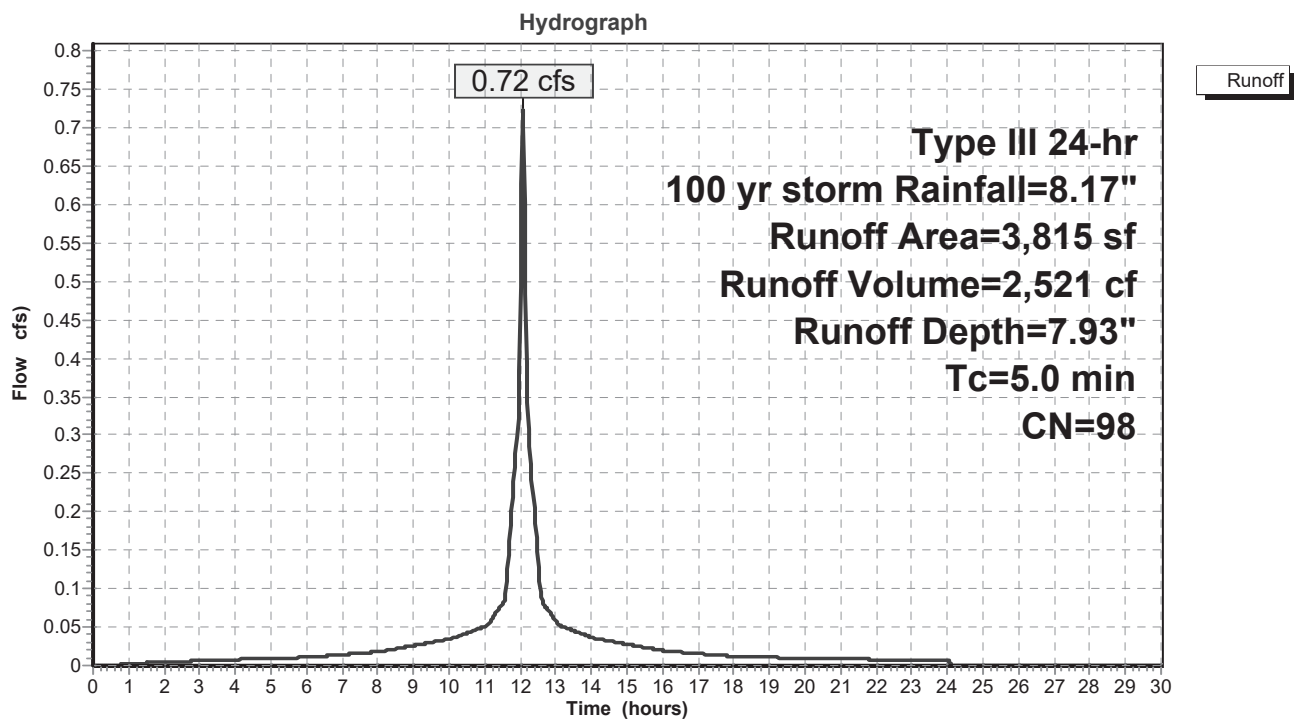
Summary for Subcatchment ADDITIONS:

Runoff 0.72 cfs @ 12.07 hrs, Volume= 2,521 cf, Depth= 7.93"
Routed to Pond INF :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs
Type III 24-hr 100 yr storm Rainfall=8.17"

Area (sf)	CN	Description
3,815	98	Roofs, HSG A
3,815	98	100.00% Impervious Area

Tc min)	Length feet)	Slope ft/ft)	Velocity ft/sec)	Capacity cfs)	Description
5.0					Direct Entry,

Subcatchment ADDITIONS:

26 Dudley Street 10-24-25

Prepared by Frederick W Russell PE

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Type III 24-hr 100 yr storm Rainfall=8.17"

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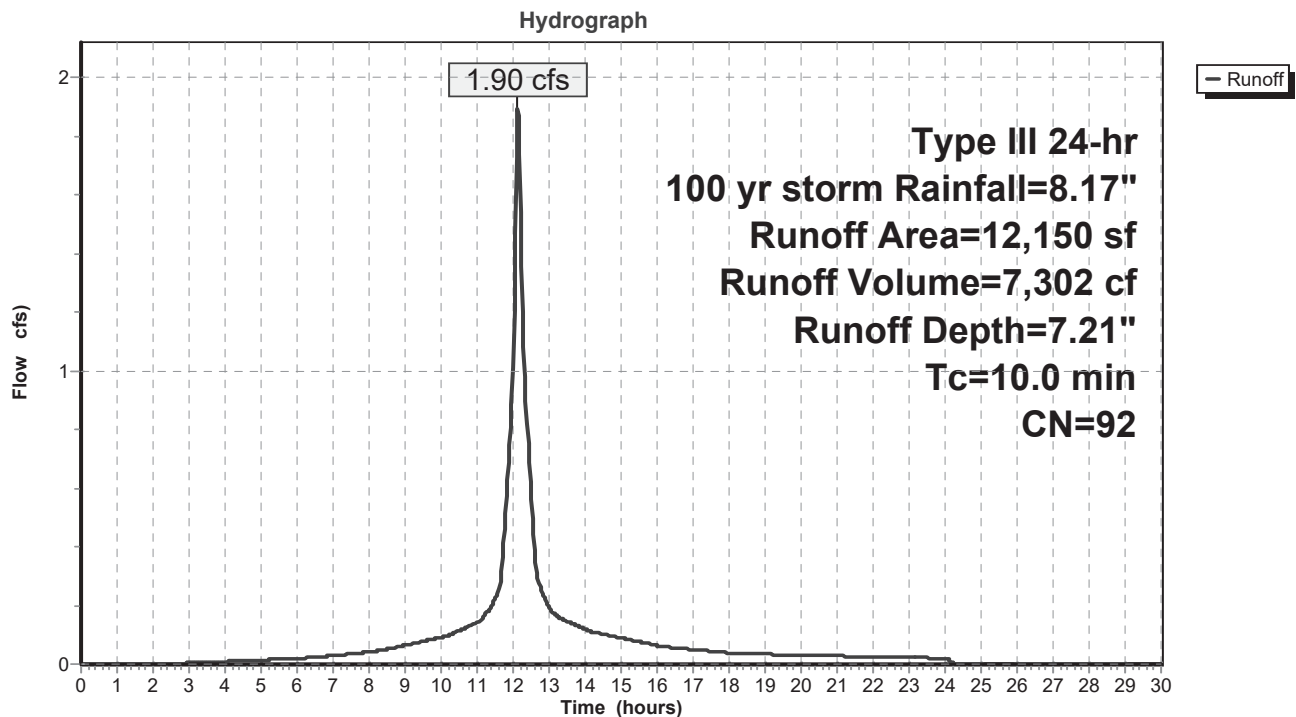
Summary for Subcatchment EX:

Runoff 1.90 cfs @ 12.13 hrs, Volume= 7,302 cf, Depth= 7.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs
Type III 24-hr 100 yr storm Rainfall=8.17"

Area (sf)	CN	Description
4,305	98	Roofs, HSG A
6,610	98	Paved parking, HSG A
1,235	39	>75% Grass cover, Good, HSG A
12,150	92	Weighted Average
1,235	39	10.16% Pervious Area
10,915	98	89.84% Impervious Area

Tc min)	Length feet)	Slope ft/ft)	Velocity ft/sec)	Capacity cfs)	Description
10.0					Direct Entry,

Subcatchment EX:

26 Dudley Street 10-24-25

Prepared by Frederick W Russell PE

HydroCAD® 10.20-7a s/n 04321 © 2025 HydroCAD Software Solutions LLC

Type III 24-hr 100 yr storm Rainfall=8.17"

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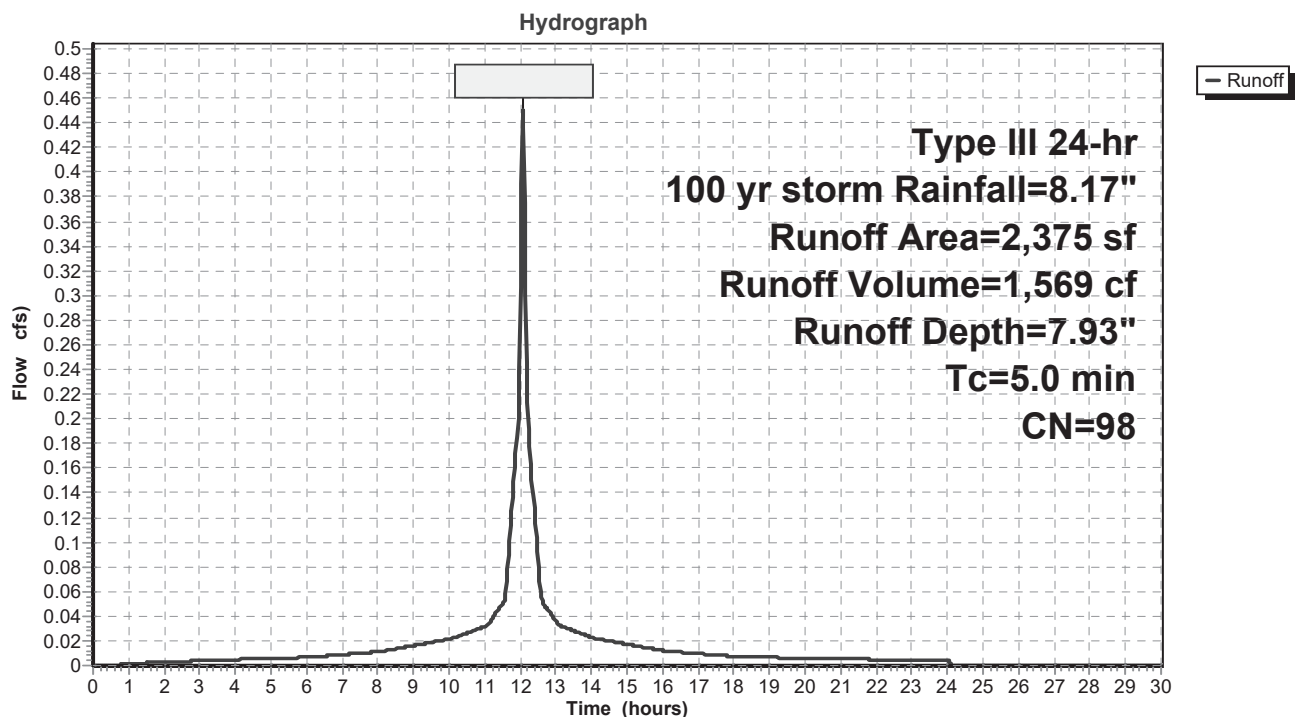
Summary for Subcatchment EXIST ROOF:

Runoff 0.45 cfs @ 12.07 hrs, Volume= 1,569 cf, Depth= 7.93"
Routed to Pond INF :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs
Type III 24-hr 100 yr storm Rainfall=8.17"

Area (sf)	CN	Description
2,375	98	Roofs, HSG A
2,375	98	100.00% Impervious Area

Tc min)	Length feet)	Slope ft/ft)	Velocity ft/sec)	Capacity cfs)	Description
5.0					Direct Entry,

Subcatchment EXIST ROOF:

26 Dudley Street 10-24-25

Prepared by Frederick W Russell PE

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Type III 24-hr 100 yr storm Rainfall=8.17"

Printed 10/27/2025

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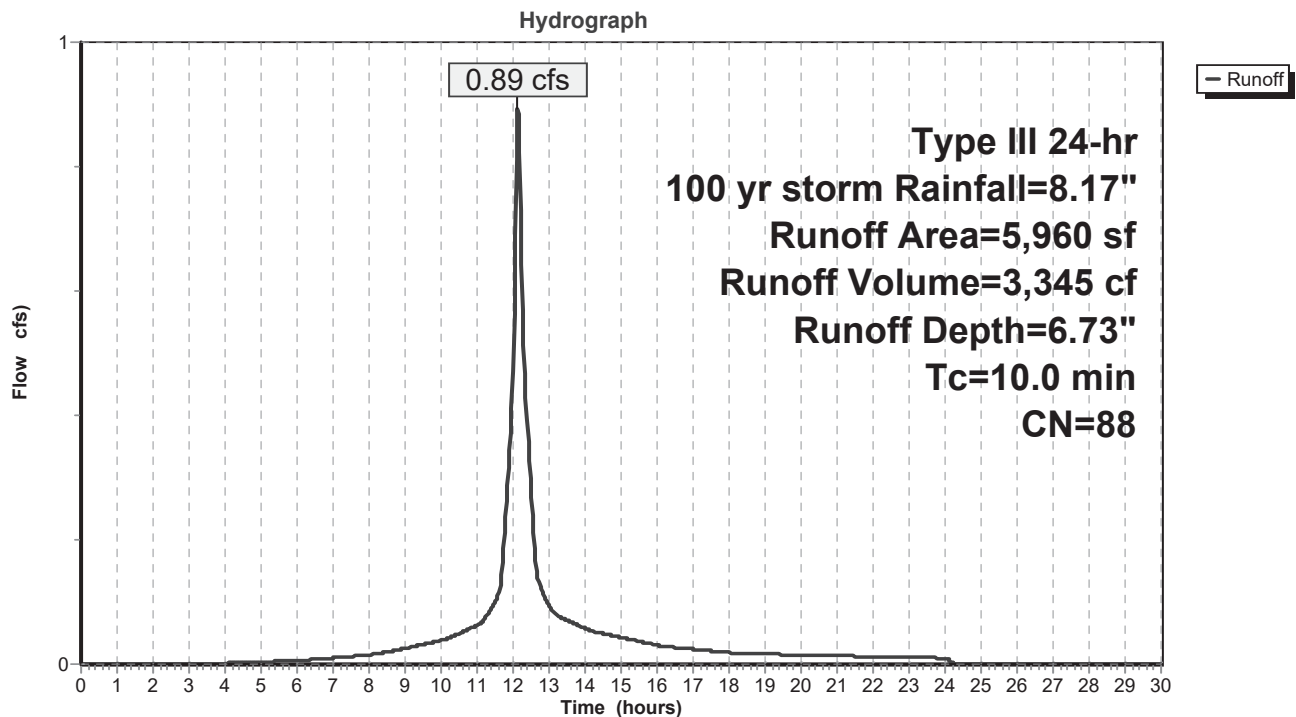
Summary for Subcatchment PR:

Runoff 0.89 cfs @ 12.13 hrs, Volume= 3,345 cf, Depth= 6.73"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs
Type III 24-hr 100 yr storm Rainfall=8.17"

Area (sf)	CN	Description
35	98	Roofs, HSG A
4,860	98	Paved parking, HSG A
25	98	Unconnected walk, HSG A
1,040	39	>75% Grass cover, Good, HSG A
5,960	88	Weighted Average
1,040	39	17.45% Pervious Area
4,920	98	82.55% Impervious Area
25		0.51% Unconnected

Tc min)	Length feet)	Slope ft/ft)	Velocity ft/sec)	Capacity cfs)	Description
10.0					Direct Entry,

Subcatchment PR:

26 Dudley Street 10-24-25

Type III 24-hr 100 yr storm Rainfall=8.17"

Prepared by Frederick W Russell PE

Printed 10/27/2025

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Summary for Pond INF:

Inflow Area = 6,190 sf, 100.00% Impervious, Inflow Depth = 7.93" for 100 yr storm event
 Inflow 1.17 cfs @ 12.07 hrs, Volume= 4,091 cf
 Outflow 0.13 cfs @ 11.49 hrs, Volume= 4,091 cf, Atten= 89%, Lag= 0.0 min
 Discarded 0.13 cfs @ 11.49 hrs, Volume= 4,091 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.03 hrs
 Peak Elev= 68.84' @ 12.70 hrs Surf.Area= 660 sf Storage= 1,256 cf

Plug-Flow detention time= 61.5 min calculated for 4,087 cf (100% of inflow)
 Center-of-Mass det. time= 61.5 min (801.5 - 740.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	65.40'	560 cf	15.75'W x 41.88'L x 3.50'H Field A 2,309 cf Overall - 710 cf Embedded = 1,599 cf x 35.0% Voids
#2A	65.90'	710 cf	ADS_StormTech DC-780 b +Cap x 15 Inside #1 Effective Size= 45.4"W x 30.0"H => 6.49 sf x 7.12'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 15 Chambers in 3 Rows Cap Storage= 2.7 cf x 2 x 3 rows = 15.9 cf
		1,269 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	65.40'	8.270 in/hr Exfiltration over Horizontal area

Discarded OutFlow Max=0.13 cfs @ 11.49 hrs HW=65.44' (Free Discharge)
 ↑**1=Exfiltration** (Exfiltration Controls 0.13 cfs)

Pond INF: - Chamber Wizard Field A

Chamber Model = ADS_StormTechDC-780 b +Cap ADS StormTech®DC-780 with cap storage)

Effective Size= 45.4"W x 30.0"H => 6.49 sf x 7.12'L = 46.2 cf

Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

Cap Storage= 2.7 cf x 2 x 3 rows 15.9 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

5 Chambers/Row x 7.12' Long +0.81' Cap Length x 2 = 37.22' Row Length +28.0" End Stone x 2 = 41.88' Base Length

3 Rows x 51.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 15.75' Base Width

6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

15 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 3 Rows = 709.5 cf Chamber Storage

2,308.8 cf Field - 709.5 cf Chambers = 1,599.3 cf Stone x 35.0% Voids 559.8 cf Stone Storage

Chamber Storage + Stone Storage = 1,269.3 cf 0.029 af

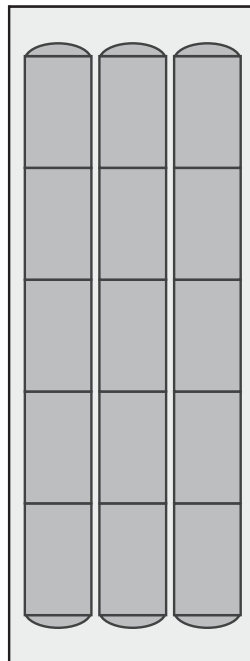
Overall Storage Efficiency = 55.0%

Overall System Size = 41.88' x 15.75' x 3.50'

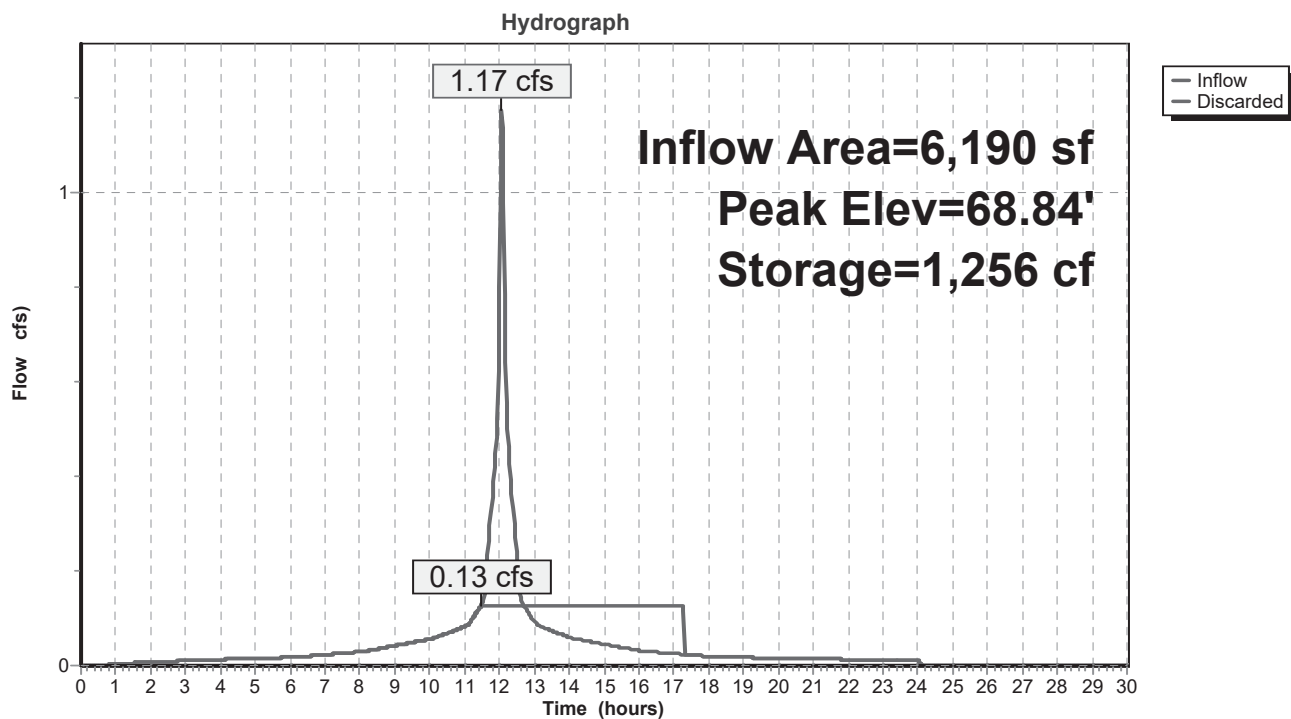
15 Chambers

85.5 cy Field

59.2 cy Stone



Pond INF:



26 Dudley Street

*Stormwater Operation &
Maintenance Plan*

Owner's & Applicant's Name(s) & Responsible for Maintenance (until transfer):

Applicant/Owner:

Santini, Inc.

60 Dudley Street

Arlington, MA 02476

NOTE: The Operation & Maintenance Plan shall be required to be included in any transfer of the property in perpetuity of the system.

Stormwater System Description:

The proposed drainage system consists of one subsurface infiltration system, containing fifteen (15) Stormtech© DC-780 chambers. The infiltration system will recharge runoff generated by the existing building and proposed addition.

Planned Erosion and Sedimentation Control Measures During construction Activities

Erosion Control

Prior to construction, tubular sediment control shall consist of a 12-inch minimum diameter, 100% organic hessian fabric (burlap), filled with compost. Sediment control shall be placed along the limit of work as indicated on the plan. 1-in by 1-in by 3-ft oak stakes shall be installed at 8-ft maximum intervals. Ends of sediment control should overlap a minimum of six inches as per detail.

Drain Inlet Protection

A temporary storm inlet protection filter fabric or "silt sack" will be placed in any existing catch basin in Dudley Street within 100-feet downstream of the property during construction. The purpose of the filter fabric is to prevent the inflow of sediments into the closed drainage system. The filter fabric shall remain in place until the proposed driveway is paved and a permanent vegetative cover is established so that the transport of sediment is no longer visibly apparent. The filter fabric shall be inspected and maintained on a weekly basis.

Surface Stabilization

The surface of all disturbed areas shall be stabilized during and after construction. Temporary measures shall be taken during construction to prevent erosion and siltation. No construction sediment shall be allowed to enter the infiltration system. All disturbed slopes will be stabilized with a permanent vegetative cover. Some or all of the following measures will be utilized on this project as conditions may warrant.

- a. Temporary Seeding
- b. Temporary Mulching
- c. Permanent Seeding
- d. Placement of Sod
- e. Hydroseeding
- f. Placement of Hay
- g. Placement of Jute Netting

Subsurface Infiltration System:

Erosion controls (such as haybales or silt fencing) and temporary swales should be installed around the perimeter of the excavation to collect and/or divert runoff containing fines and sediments from entering the infiltration system during construction. The existing subgrade under the system bed area shall not be compacted or subject to excessive construction equipment traffic. Once the site is stabilized and final grade over the system is established, ensure that proper signs and/or barricades around the system are installed to avoid compaction or vehicular traffic over the system. During construction, the infiltration system should be inspected weekly and after every major storm event (>3 inches). Ponded water inside the system (as visible from the observation wells) after several days often indicates that the bottom of the system is clogged. If a system is found to be clogged, flushing and vacuuming of the system using a sewer vacuum truck will be required (search “sewer vacuum truck services”).

Long-Term Inspection and Maintenance Measures After Construction

NOTE: Documentation of required operation and maintenance inspections referenced in this document should be provided to the Arlington Engineering Division when completed.

Erosion Control

Eroded sediments can adversely affect the performance of the stormwater management system. Eroding or barren areas should be immediately re-vegetated.

Subsurface Infiltration System:

The subsurface infiltration system should be inspected after the first several rainfall events or a few months after construction, after all major storms (>3 inches), and on regular bi-annual (April and October) scheduled dates. Ponded water inside the system (as visible from the observation wells) after several days often indicates that the bottom of the system is clogged. If a system is found to be clogged, flushing and vacuuming of the system using a sewer vacuum truck will be required (search “sewer vacuum truck services”).

Debris and Leaf Removal:

Roof gutters should be inspected every April and October and cleaned of any debris and leaves. Installation of “gutter guards” or similar material is recommended.

Snow Storage, Disposal and Plowing:

Snow storage shall be provided outside the 100’ Riverfront area. For larger storms or consecutive storms when snow storage areas are at capacity, snow shall be transported from the site. Once snow melts all sand salt and debris shall be extracted from surface and properly disposed of.

Pavement Sweeping:

Pavement sweeping shall be conducted at a frequency of not less than two times per year. Removal of any accumulated sand, grit, and debris from the parking lot after the snow melts shall be complete shortly after snow melts for the season.

STORMWATER MANAGEMENT
CONSTRUCTION PHASE

INSPECTION SCHEDULE AND EVALUATION CHECKLIST

PROJECT LOCATION: 26 Dudlet Street, Arlington, MA

WEATHER: _____

<i>Inspection Date</i>	<i>Inspector</i>	<i>Area Inspected</i>	<i>Required Inspection Frequency if BMP</i>	<i>Comments</i>	<i>Recommendation</i>	<i>Follow-up Inspection Required (yes/no)</i>
		Erosion Control	<i>Weekly and After Major Storm Events</i>			
		Infiltration System	<i>Weekly and After Major Storm Events</i>			

-
- 1) Refer to the Massachusetts Stormwater Handbook, Volume Two: Stormwater Technical Handbook (February 2008) for recommendations regarding frequency for inspection and maintenance of specific BMP's.
 - 2) Inspections to be conducted by a qualified professional such as an environmental scientist or civil engineer.

Limited or no use of sodium chloride salts, fertilizers or pesticides recommended.

Stormwater Control Manager: _____

STORMWATER MANAGEMENT
AFTER CONSTRUCTION

INSPECTION SCHEDULE AND EVALUATION CHECKLIST

PROJECT LOCATION: 26 Dudley Street, Arlington, MA

WEATHER: _____

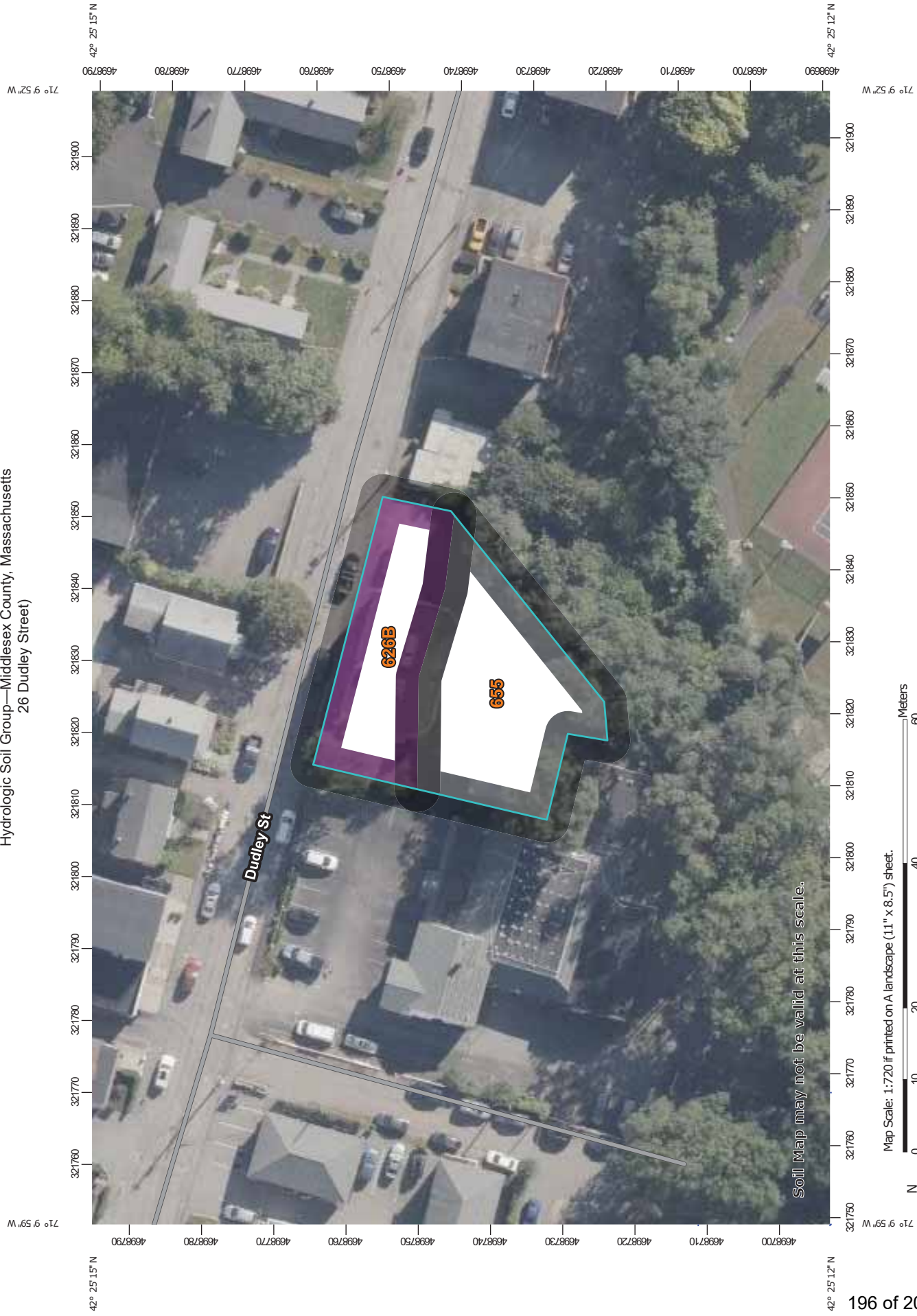
<i>Inspection Date</i>	<i>Inspector</i>	<i>Area Inspected</i>	<i>Required Inspection Frequency if BMP</i>	<i>Comments</i>	<i>Recommendation</i>	<i>Follow-up Inspection Required (yes/no)</i>
		Infiltration System	<i>Bi-annually and After</i>			

-
- 1) Refer to the Massachusetts Stormwater Handbook, Volume Two: Stormwater Technical Handbook (February 2008) for recommendations regarding frequency for inspection and maintenance of specific BMP's.
 - 2) Inspections to be conducted by a qualified professional such as an environmental scientist or civil engineer.

Limited or no use of sodium chloride salts, fertilizers or pesticides recommended.

Stormwater Control Manager: _____

Hydrologic Soil Group—Middlesex County, Massachusetts
26 Dudley Street)



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Middlesex County, Massachusetts
Survey Area Data: Version 25, Sep 5, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
626B	Merrimac-Urban land complex, 0 to 8 percent slopes	A	0.1	41.6%
655	Udorthents, wet substratum		0.2	58.4%
Totals for Area of Interest			0.3	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



**Legal Notice of a Public Hearing, Arlington Redevelopment Board
Docket #3879, 26 Dudley St**

Notice is herewith given that an application has been filed on November 18, 2025, by Mark Santini and Gary Santini, Santini Realty Trust, Inc, 60 Dudley St, Arlington, MA 02476, to open Special Permit Docket #3879 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to demolish a garage/storage structure and build an addition to the existing masonry building within existing, non-conforming front, side, and rear setbacks, at the property located at 26 Dudley St, Arlington, MA, in the I Industrial District.

A Public Hearing will be held on Monday, December 15, 2025, at 7:30 pm, Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA.

Plans may be viewed at the Department of Planning and Community Development on the first floor of the Town Hall Annex, 730 Massachusetts Avenue, Arlington, MA, during office hours (Mon-Wed, 8:00-4:00; Thu, 8:00-7:00; Fri, 8:00-12:00), or at arlingtonma.gov/arb.

**Arlington Redevelopment Board
Rachel Zsembery
Chair**

11/27/2025, 12/4/2025



Town of Arlington, Massachusetts

Public Hearing: Reopening of Docket 3673, 455 Massachusetts Ave

Summary:

9:40 pm Special Permit hearing

ATTACHMENTS:

Type	File Name	Description
Application for Special Permit	455_Mass_Ave_facade_rendering.pdf	455 Mass Ave facade rendering
Application for Special Permit	455_Mass_Ave_Verizon_storefront_rendering.pdf	455 Mass Ave Verizon storefront rendering
Application for Special Permit	Docket_3673_455_Mass_Ave_facade_and_storefront_memo_2025-12-11.pdf	Docket 3673 455 Mass Ave facade and storefront memo 2025-12-11
Application for Special Permit	REOPEN_Docket_3673_455-457_Mass_Ave_-_Legal_Notice_11-27__12-4.pdf	REOPEN Docket 3673 455-457 Mass Ave - Legal Notice 11-27, 12-4



455 MASSACHUSETTS AVENUE - RENDERING

GENERAL NOTE:
This submittal is for Building Permit review by City of
Arlington Plans Examiner.

14	10.10.2025	FLOOR PLANS UPDATED (AS-BUILT)	
13	10.2.2025	ISSUED FOR INFORMATION	
12	12.23.2024	HALLWAY WALLS REVISED	1
11	7.31.2023	ELEVATOR UPDATED	
10	7.7.2023	F.F. ELEVATIONS UPDATED	
9	04.19.2023	BASEMENT PLANS UPDATED	
8	11.22.2022	ISSUED FOR BUILDING PERMIT	
7	11.04.2022	EGRESS DOOR ADDED	
6	11.01.2022	ISSUED FOR REVIEW	
5	10.18.2022	TENANT SPACE UPDATED	
4	10.07.2022	ISSUED FOR INFORMATION	
3	09.22.2022	ISSUED FOR INFORMATION	
2	07.25.2022	ISSUED FOR INFORMATION	
1	06.30.2022	ISSUED FOR DEMOLITION PERMIT	0
#	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:





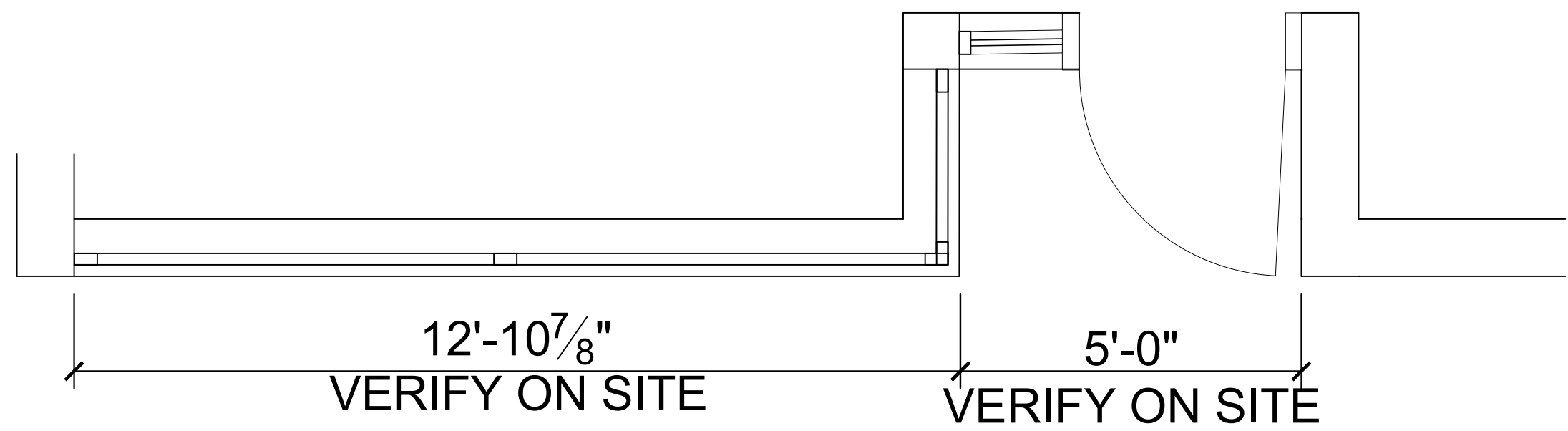
**COMMERCIAL
RESIDENTIAL
HOSPITALITY**
320 NEVADA STREET,
SUITE 301
NEWTON, MA 02460
T: 617.448.5672
E-MAIL:
DAVID.BARSKY@DAVIDBARSKYARCHITECT.COM

CLIENT INFORMATION
Summit Real Estate Strategies,
60 Summer Street,
Manchester, NH 01944

PROJECT LOCATION
455-457 Massachusetts
Avenue, Arlington, 02474 MA

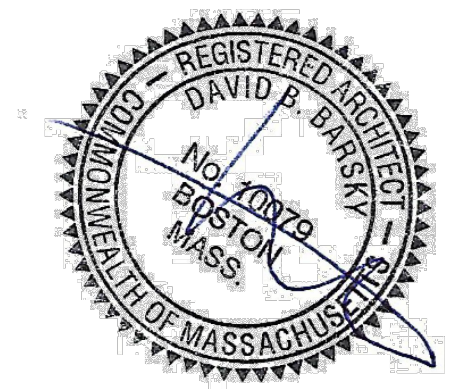
DRAWING TITLE
ARCHITECTURAL
VISUALIZATION

SCALE	1/4" = 1'-0"	DATE	June 2022
PROJECT NO.		REVISION NO.	0
DRAWN BY	DBB	DRAWING NO.	AV
VERIFIED BY			



#	SUBMITTAL DATE	DESCRIPTION	REV. NO.
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ARCHITECT'S SEAL:





**COMMERCIAL
RESIDENTIAL
HOSPITALITY**
320 NEVADA STREET,
SUITE 301
NEWTON, MA 02460
T: 617.448.5872
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CLIENT INFORMATION
Summit Real Estate Strategies,
60 Summer Street,
Manchester, NH 01944

PROJECT LOCATION
455-457 Massachusetts
Avenue, Arlington, 02474 MA

DRAWING TITLE
**VERIZON
STOREFRONT**

SCALE	1/2"=1'-0"	DATE	June 2022
PROJECT NO.		REVISION NO.	0
DRAWN BY	DBB	DRAWING NO.	A.503
VERIFIED BY			



TOWN OF ARLINGTON

DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

MEMORANDUM

To: Arlington Redevelopment Board
From: Claire Ricker, Director
Date: December 11, 2025
RE: Docket #3673 – 455 Mass Ave façade, Verizon Storefront

Regarding Docket #3673, 455 Mass Ave, DPCD has been in communication with the applicant about ongoing issues with non-compliant façade treatments, the stop-work order, and the impacted Verizon storefront.

The applicant has provided two renderings: one of the entire Mass Ave façade and one of the Verizon storefront. The applicant has also submitted historical postcards and photographs of the building (see below.) The applicant requests that the ARB amend the special permit, issued on 11/30/2021 via Environmental Design Review (EDR), to allow for the proposed changes to the Mass Ave façade including the Verizon storefront. The re-opening of the Docket is to allow the Board to review and approve the proposed changes to the façade.



MASSACHUSETTS AVENUE AND MEDFORD STREET, NEAR FIRE HALL, ARLINGTON, MASS.





**Legal Notice of a Public Hearing, Arlington Redevelopment Board
Docket #3673, 455-457 Massachusetts Ave**

Notice is herewith given that a request to reopen Special Permit Docket #3673 has been filed on November 18, 2025, by 2-14 Medford Street, LLC, 455 Massachusetts Avenue, Suite 1, Arlington, MA 02474, in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to modify the plans approved by the Board on October 25, 2021, for the property located at 455-457 Massachusetts Ave, Arlington, MA, in the B3 Village Business District.

A Public Hearing will be held on Monday, December 15, 2025, at 7:30 pm, Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA.

Materials may be viewed at the Department of Planning and Community Development on the first floor of the Town Hall Annex, 730 Massachusetts Avenue, Arlington, MA, during office hours (Mon-Wed, 8:00-4:00; Thu, 8:00-7:00; Fri, 8:00-12:00), or at arlingtonma.gov/arb.

**Arlington Redevelopment Board
Rachel Zsembery
Chair**

11/27/2025, 12/4/2025